

37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Floor finishes key:

- Timber plank flooring
- Porcelain Tile
- Yorkstone Paving
- Microcement flooring
- FT-1A

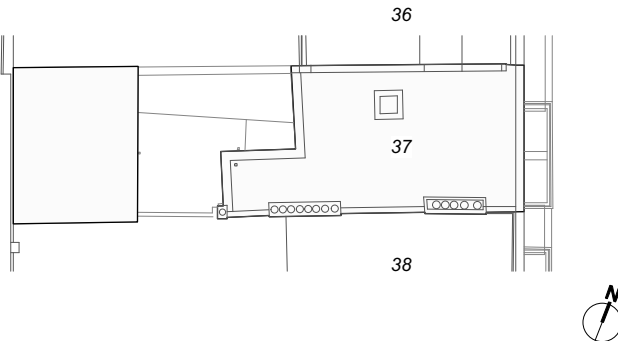
Floor Type, see drawing P300
- SK-01

Skirting Type, see drawing P301

General Notes:

- 1 For floor types on plans see drawings P100-P102
- 2 For detail of floor buildups see drawing P300
- 3 Joists and timber flooring to be installed per submitted method statement
- 4 Existing joists are to be assessed by the structural engineer and levelled with plywood per the method statement. Where the original joists require strengthening, new joists are to be bolted to the sides.
- 5 Existing lath and plaster ceilings to be generally repaired and decorated, except where the ceilings are found by the structural engineer to be unstable. Refer to ceiling drawings for detailed information.
- 6 Levelling of floor joists not to impact on the levels of fireplaces, panelling and other detailed mouldings.
- 7 For skirting types see drawing P301.

Key Plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Lower Ground and Ground Floors  
Proposed Floor and Skirting Types

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

DRAWN BY  
CE

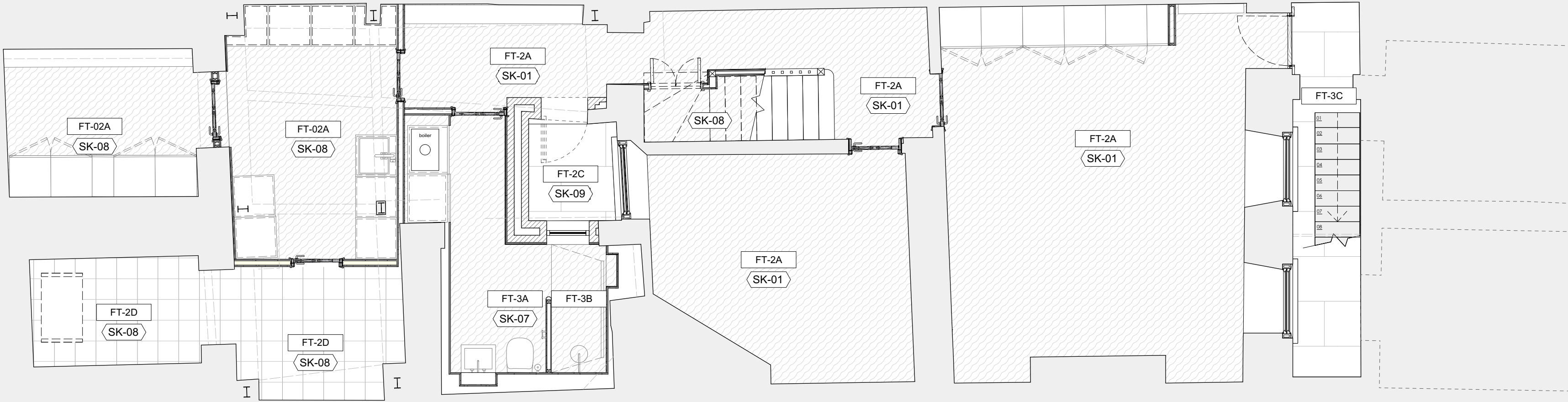
CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

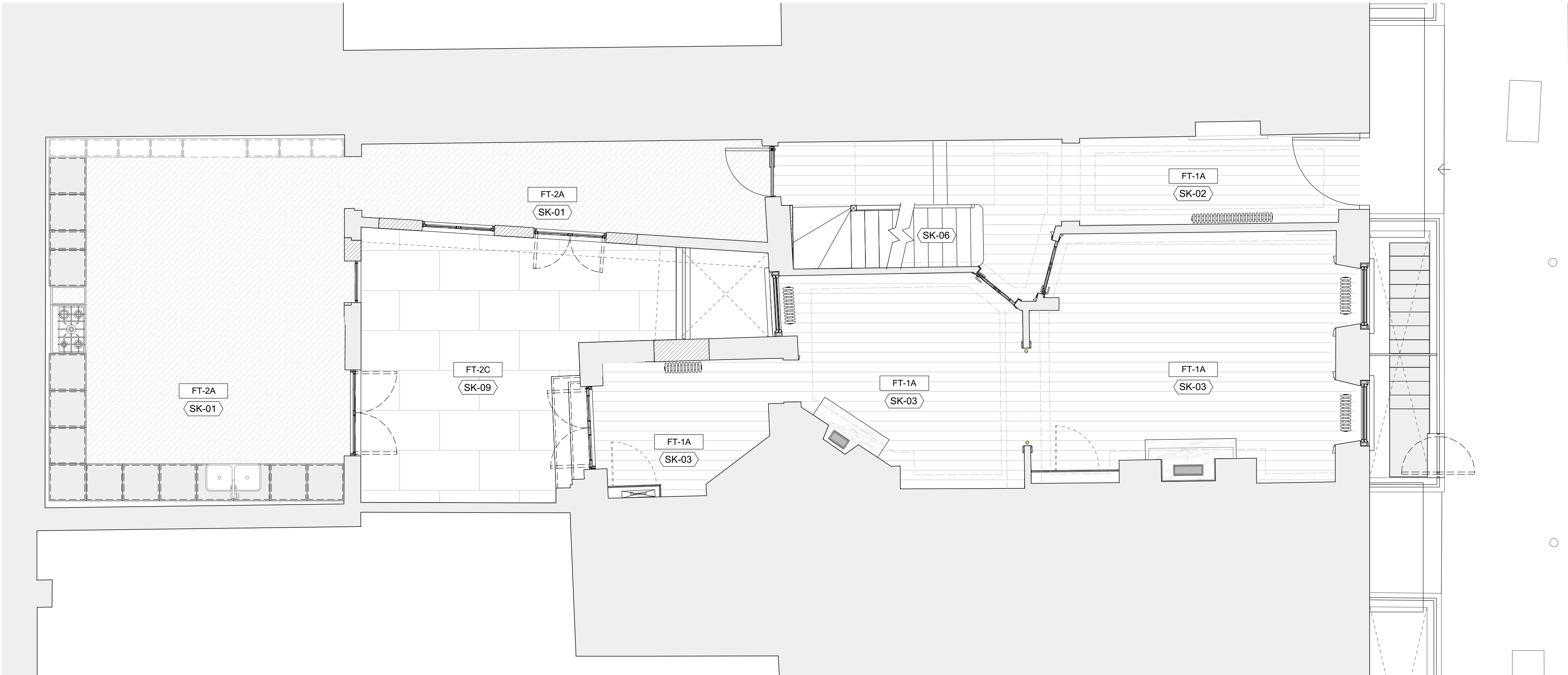
PROJECT NO.  
QA203

DRAWING NO.  
P100

REV.  
A



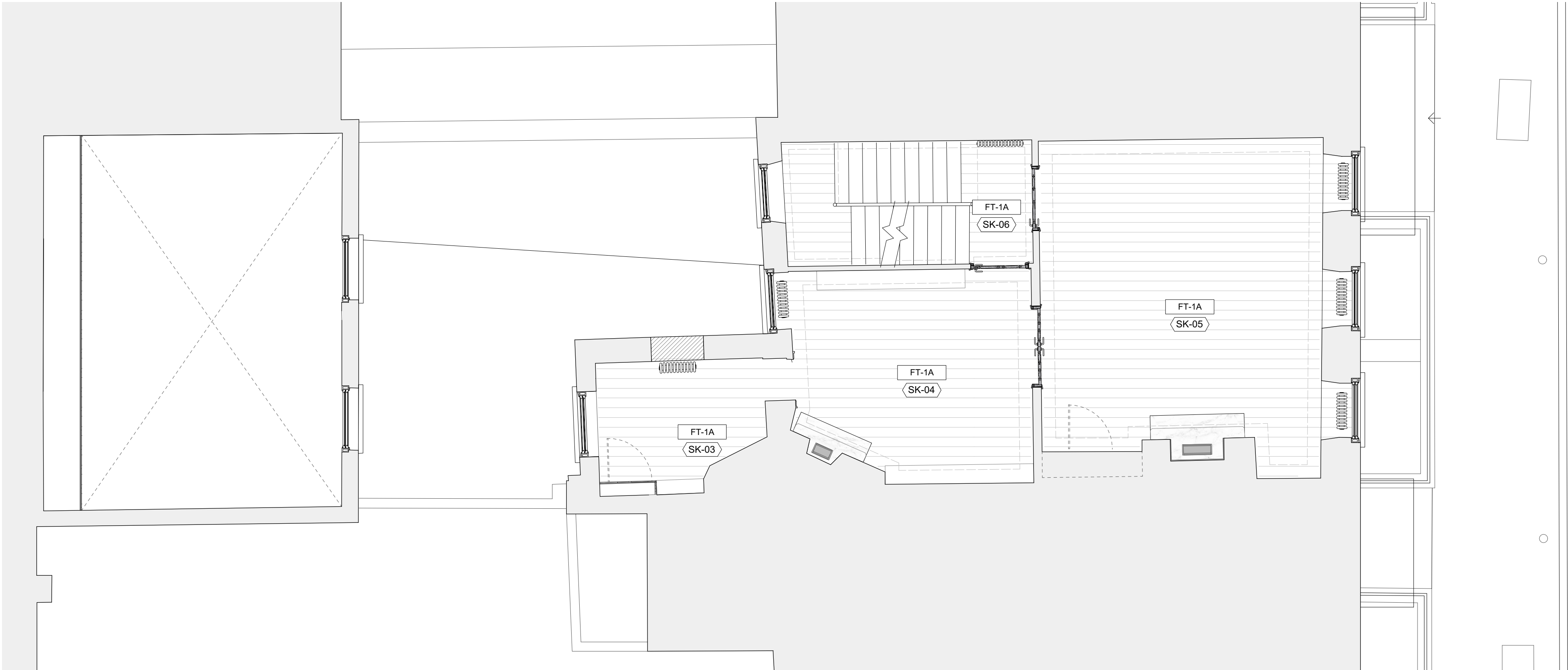
1 Lower Ground Floor Plan  
Scale: 1:50  
P100



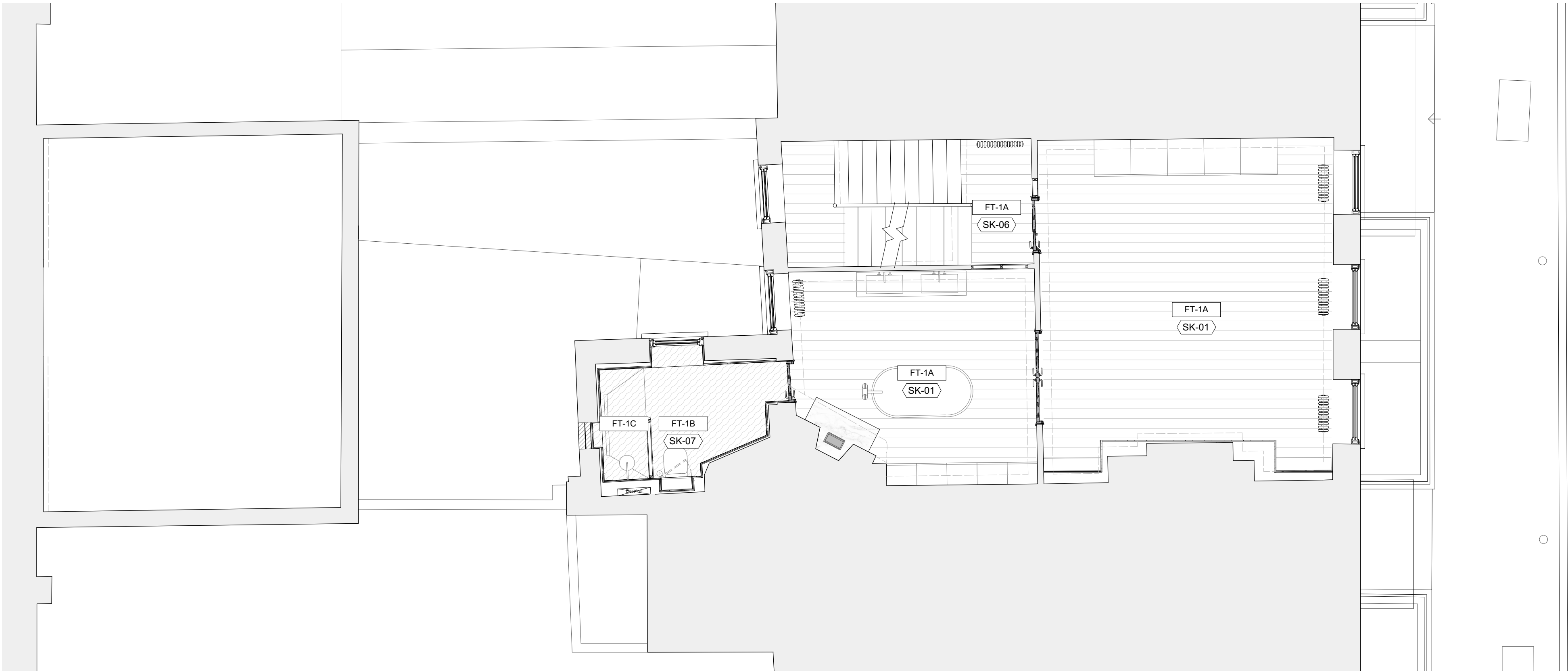
2 Ground Floor Plan  
Scale: 1:50  
P100



0 1 2 3 4 5 M



1 First Floor Plan  
P101 Scale: 1:50



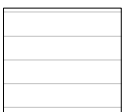
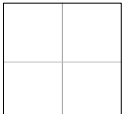

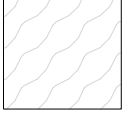
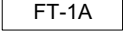
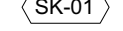
2 Second Floor Plan  
P101 Scale: 1:50

## 37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

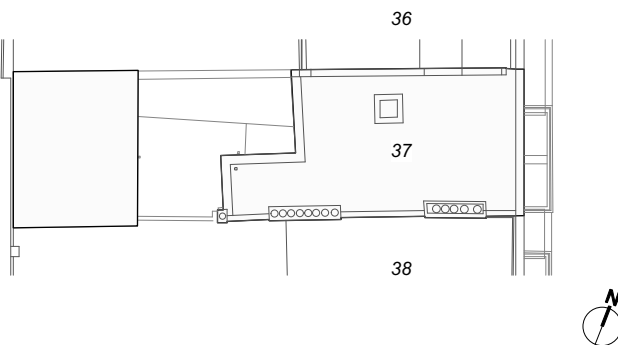
### Floor finishes key:

-  Timber plank flooring
-  Porcelain Tile
-  Yorkstone Paving
-  Microcement flooring
-  FT-1A Floor Type, see drawing P300
-  <SK-01> Skirting Type, see drawing P301

### General Notes:

- For floor types on plans see drawings P100-P102
- For detail of floor buildups see drawing P300
- Joists and timber flooring to be installed per submitted method statement
- Existing joists are to be assessed by the structural engineer and levelled with plywood per the method statement. Where the original joists require strengthening, new joists are to be bolted to the sides.
- Existing lath and plaster ceilings to be generally repaired and decorated, except where the ceilings are found by the structural engineer to be unstable. Refer to ceiling drawings for detailed information.
- Leveling of floor joists not to impact on the levels of fireplaces, panelling and other detailed mouldings.
- For skirting types see drawing P301.

### Key Plan:



## Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

### DRAWING TITLE

First and Second Floors  
Proposed Floor and Skirting Types

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

DRAWN BY  
CE

CHECKED BY  
LQ

### DRAWING STATUS

PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
P101

REV.  
A



0 1 2 3 4 5 M



37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Floor finishes key:

- Timber plank flooring
- Porcelain Tile
- Yorkstone Paving
- Microcement flooring
- FT-1A

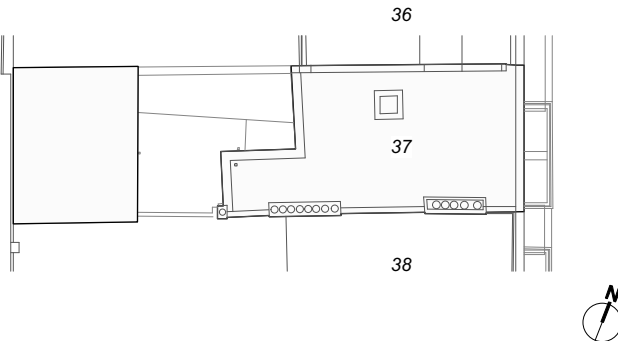
Floor Type, see drawing P300
- SK-01

Skirting Type, see drawing P301

General Notes:

- 1 For floor types on plans see drawings P100-P102
- 2 For detail of floor buildups see drawing P300
- 3 Joists and timber flooring to be installed per submitted method statement
- 4 Existing joists are to be assessed by the structural engineer and levelled with plywood per the method statement. Where the original joists require strengthening, new joists are to be bolted to the sides.
- 5 Existing lath and plaster ceilings to be generally repaired and decorated, except where the ceilings are found by the structural engineer to be unstable. Refer to ceiling drawings for detailed information.
- 6 Levelling of floor joists not to impact on the levels of fireplaces, panelling and other detailed mouldings.
- 7 For skirting types see drawing P301.

Key Plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Third Floor and Roof Plans  
Proposed Floor and Skirting Types

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

DRAWN BY  
CE

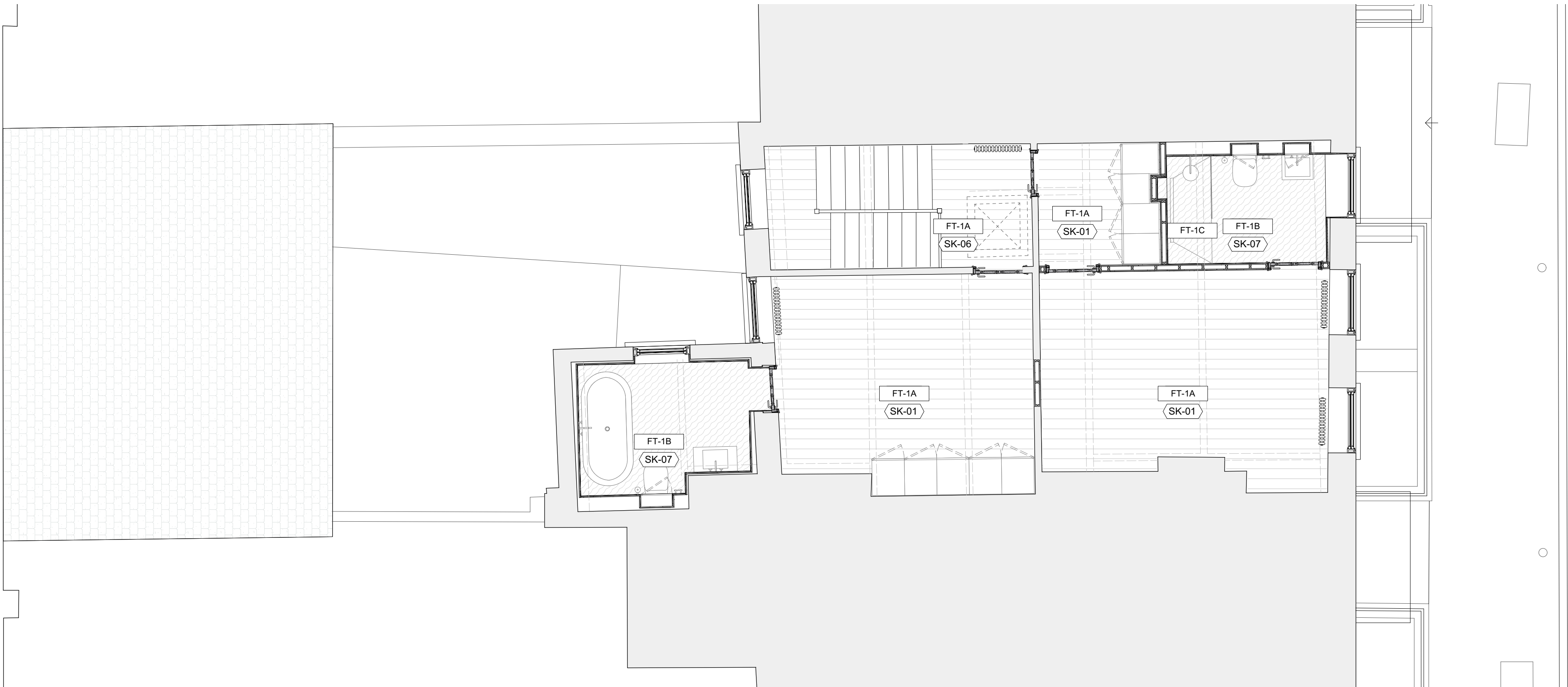
CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

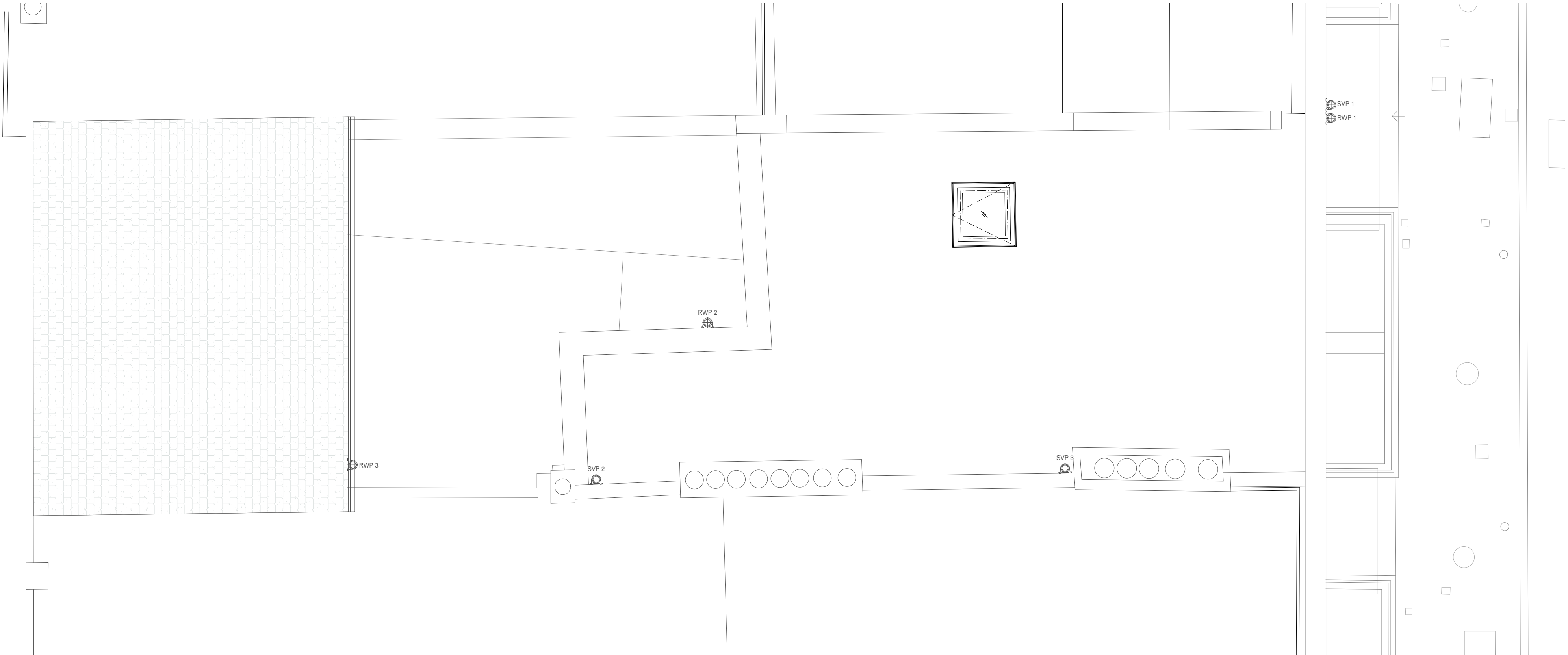
PROJECT NO.  
QA203

DRAWING NO.  
P102

REV.  
A



1 Third Floor Plan  
P102 Scale: 1:50



2 Roof Plan  
P102 Scale: 1:50



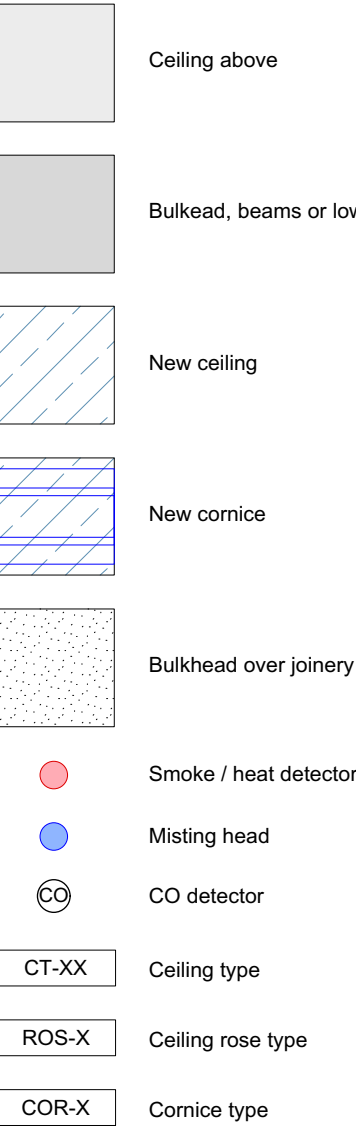
0 1 2 3 4 5 M

37 Great James Street

[illegible]

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

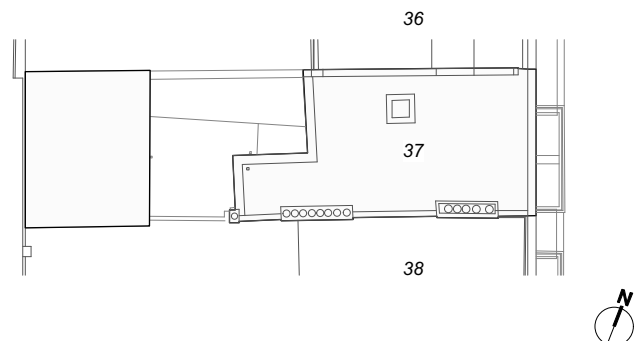
**Ceiling finishes key:**



**General Notes:**

- 1 For ceiling types on plans see drawings P105-P107
- 2 For detail of floor buildups see drawing P305
- 3 Existing lath and plaster ceilings to be repaired and decorated.
- 4 Where plasterboard ceilings are found from basement to second floors, these are to be replaced with plasterboard per CT-01A.
- 5 The stair soffit is to be locally repaired as required to allow for strengthening of the treads and risers, and levelling of the stair. All repair works to take place in matching materials and detail to the existing panelling.
- 6 New cornices to replicate existing detail and be made from solid timber
- 7 Where lath and plaster ceilings remain, cornices to be painted with fire resisting coating prior to decoration

**Key Plan:**



# Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

RAWING TITLE

### Lower Ground and Ground Floors RCPs

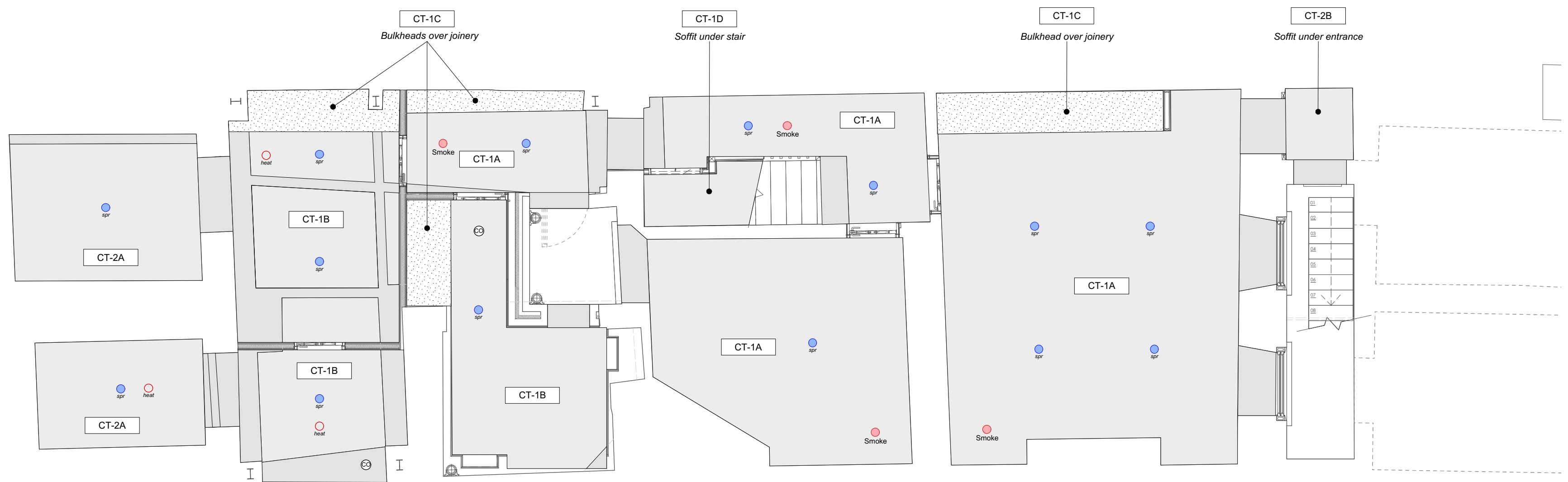
SCALE 1:50 @ A1 / 1:100 @ A3

CHECKED BY  
LQ

## RAWING STATUS

### PLANNING

PROJECT NO. <b>QA203</b>	DRAWING NO. <b>P105</b>	REV. <b>A</b>
-----------------------------	----------------------------	------------------



**Throughout basement generally:**  
*Whilst not hatched, all existing plasterboard  
 ceilings to be replaced per ceiling type*

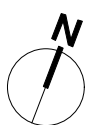
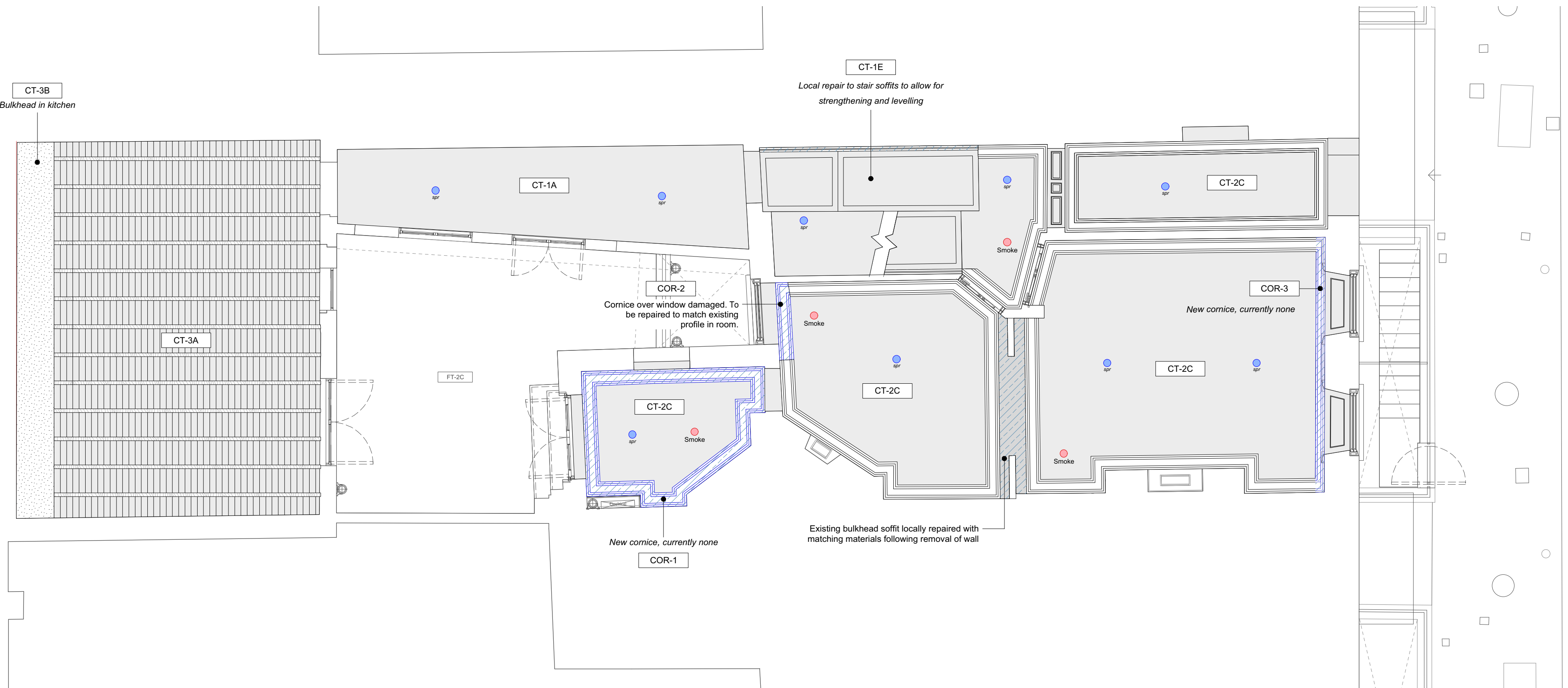


Diagram of a beam with a triangular load. The beam has a total length of 5 meters, divided into four segments of 1 meter each. The load starts at 0 kN/m at the left end and increases linearly to 3 kN/m at the right end. The load is represented by a triangle with a peak of 3 kN/m at the right end.



REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Ceiling finishes key:

- Ceiling above
- Bulkhead, beams or lowered ceiling
- New ceiling
- New cornice
- Bulkhead over joinery
- Smoke / heat detector
- Misting head
- CO detector
- CT-XX

Ceiling type
- ROS-X

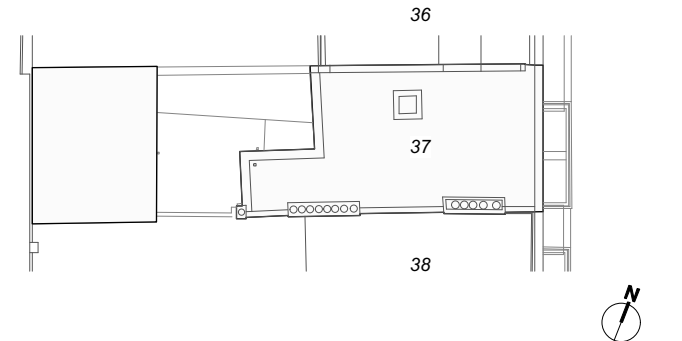
Ceiling rose type
- COR-X

Cornice type

General Notes:

- 1 For ceiling types on plans see drawings P105-P107
- 2 For detail of floor buildups see drawing P305
- 3 Existing lath and plaster ceilings to be repaired and decorated.
- 4 Where plasterboard ceilings are found from basement to second floors, these are to be replaced with plasterboard per CT-01A.
- 5 The stair soffit is to be locally repaired as required to allow for strengthening of the treads and risers, and levelling of the stair. All repair works to take place in matching materials and detail to the existing panelling.
- 6 New cornices to replicate existing detail and be made from solid timber
- 7 Where lath and plaster ceilings remain, cornices to be painted with fire resisting coating prior to decoration

Key Plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

First and Second Floors  
RCPs

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

DRAWN BY  
CE

CHECKED BY  
LQ

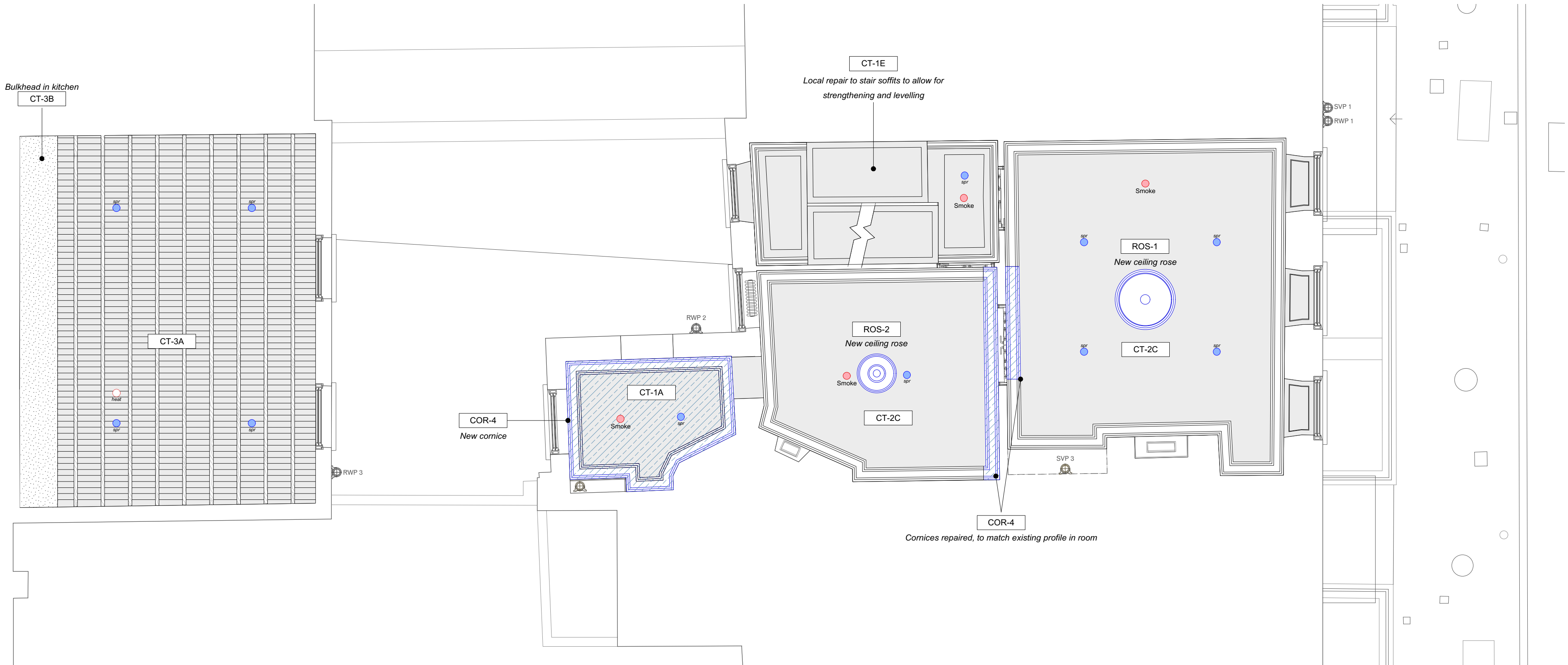
DRAWING STATUS

PLANNING

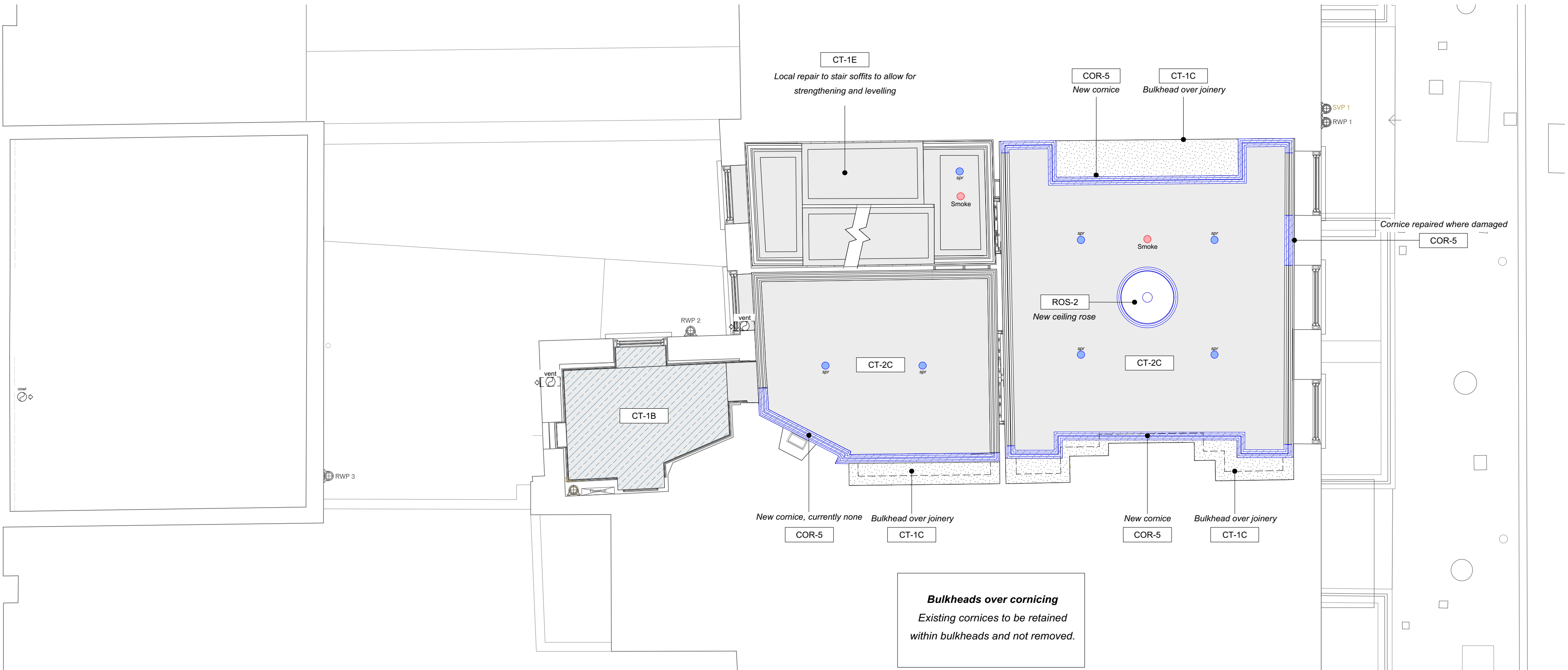
PROJECT NO.  
QA203

DRAWING NO.  
P106

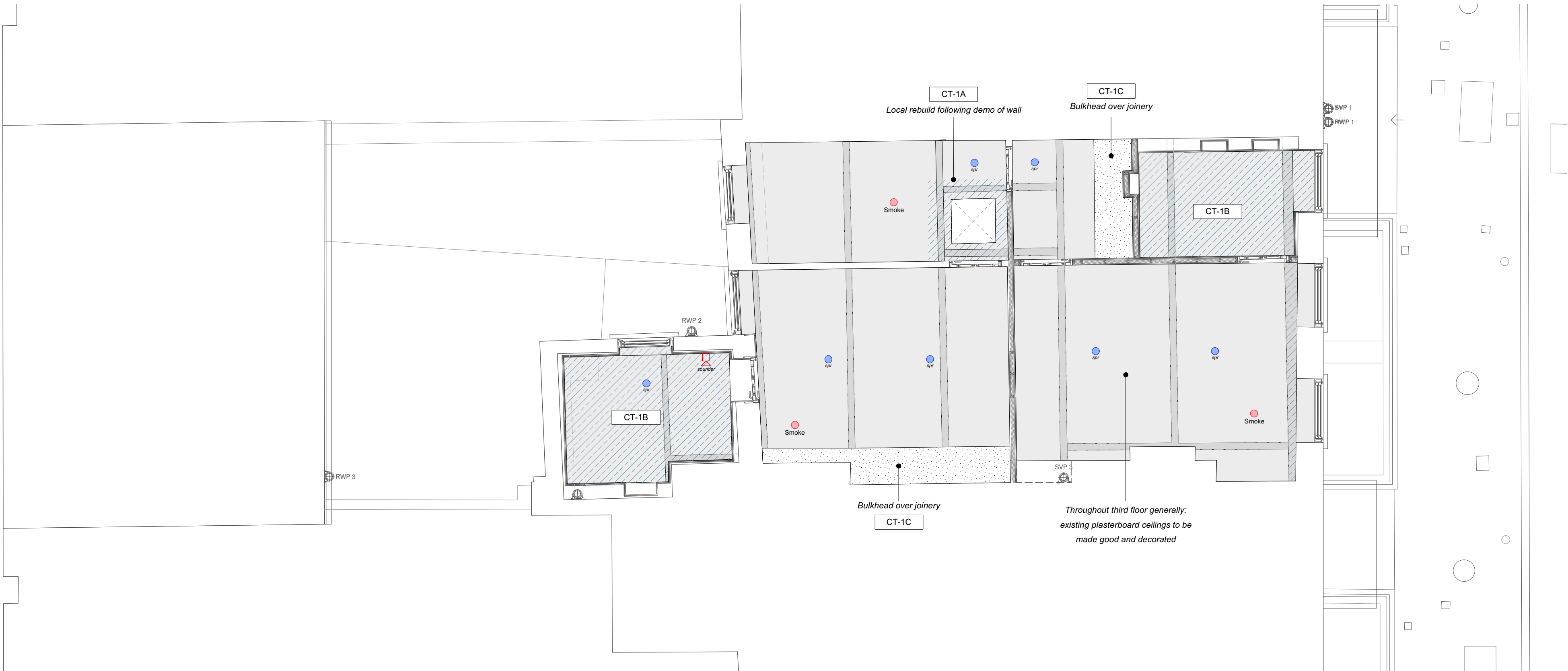
REV.  
A



1 First Floor Plan  
Scale: 1:50



2 Second Floor Plan  
Scale: 1:50



37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

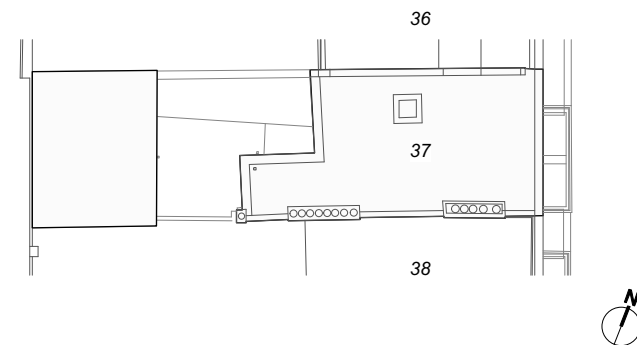
Ceiling finishes key:

- Ceiling above
- Bulkhead, beams or lowered ceiling
- New ceiling
- New cornice
- Bulkhead over joinery
- Smoke / heat detector
- Misting head
- CO detector
- CT-XX Ceiling type
- ROS-X Ceiling rose type
- COR-X Cornice type

General Notes:

- For ceiling types on plans see drawings P105-P107
- For detail of floor buildups see drawing P305
- Existing lath and plaster ceilings to be repaired and decorated.
- Where plasterboard ceilings are found from basement to second floors, these are to be replaced with plasterboard per CT-01A.
- The stair soffit is to be locally repaired as required to allow for strengthening of the treads and risers, and levelling of the stair. All repair works to take place in matching materials and detail to the existing panelling.
- New cornices to replicate existing detail and be made from solid timber
- Where lath and plaster ceilings remain, cornices to be painted with fire resisting coating prior to decoration

Key Plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

Third Floor  
RCPs

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

DRAWN BY  
CE

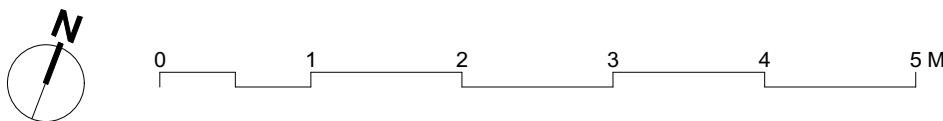
CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
P107

REV.  
A



REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING.

Door and window drawing key:

W3.03 Existing door or window code (grey)

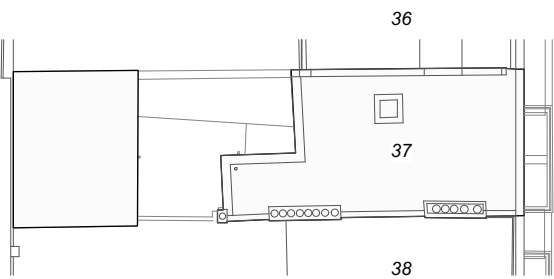
D3.04 New door or window code.

P520 Drawing reference for door or window

General Notes:

- 1 For door and window codes on plans see drawings P110-P112
- 2 For new internal doors see P520-P526.
- 3 For new external doors and windows around courtyard see P535-P539.
- 4 For new sash windows in closet wing see P540-P541

Key Plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Lower Ground and Ground Floors  
Proposed Doors and Windows

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

DRAWN BY  
CE

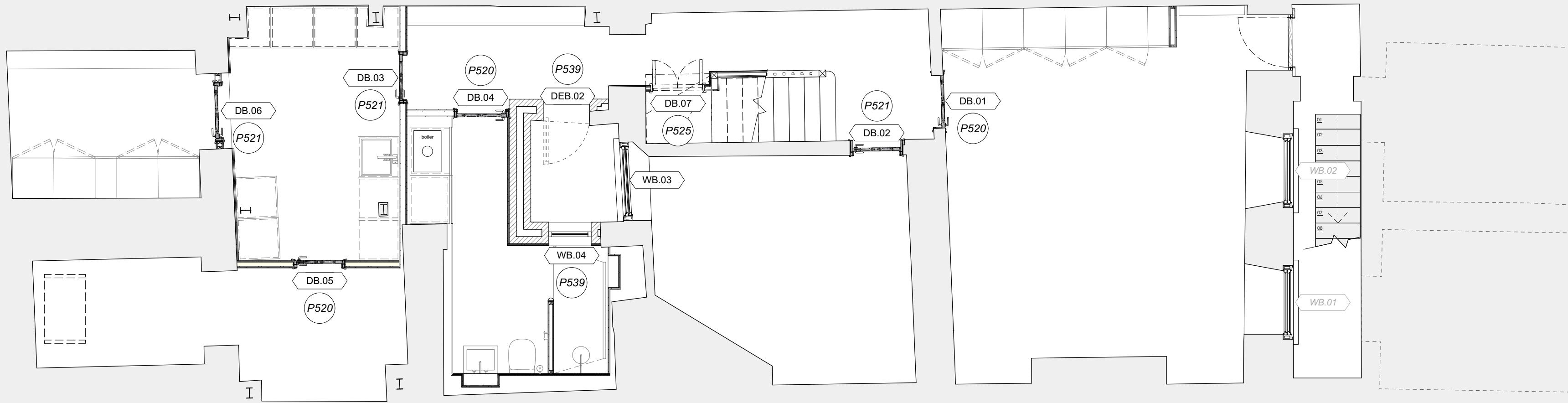
CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

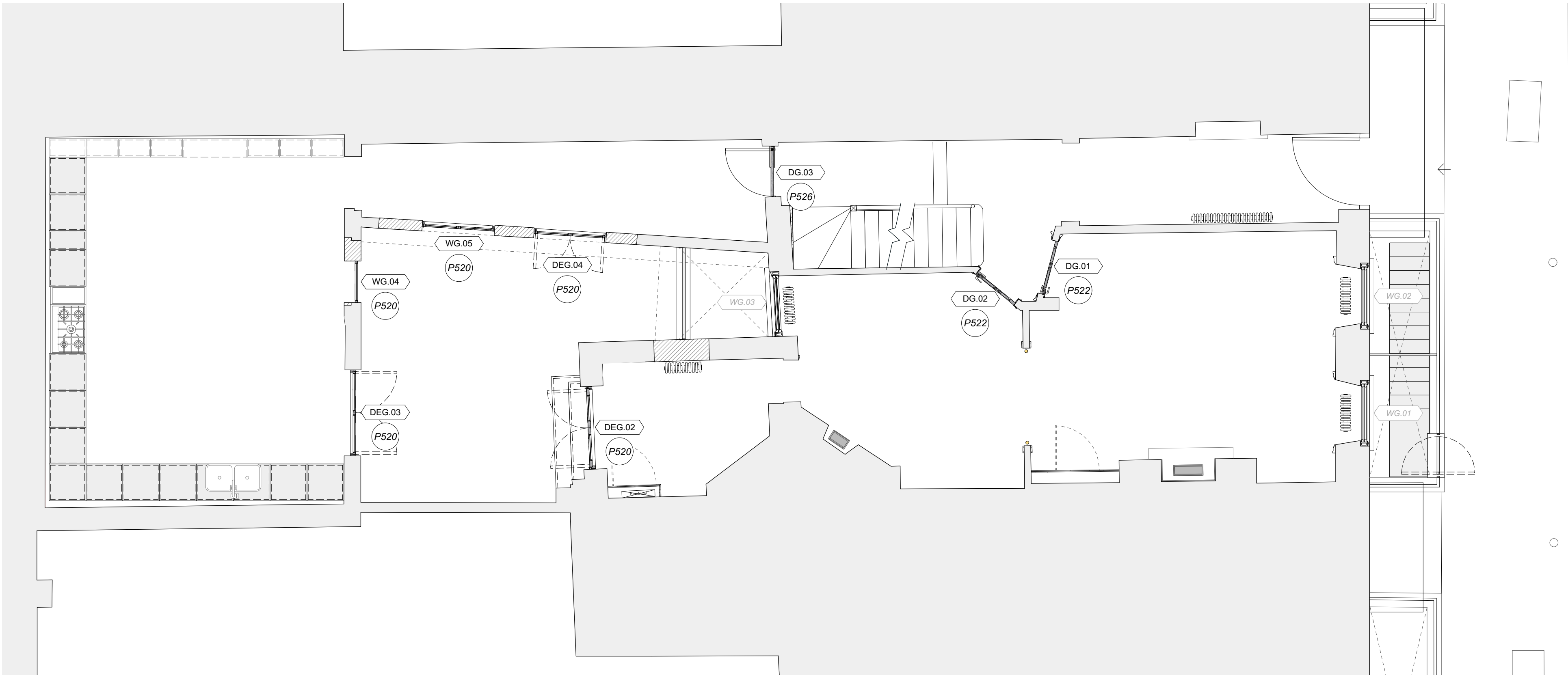
PROJECT NO.  
QA203

DRAWING NO.  
P110

REV.  
A



1 Lower Ground Floor Plan  
Scale: 1:50



2 Ground Floor Plan  
Scale: 1:50



37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Door and window drawing key:

W3.03 Existing door or window code (grey)

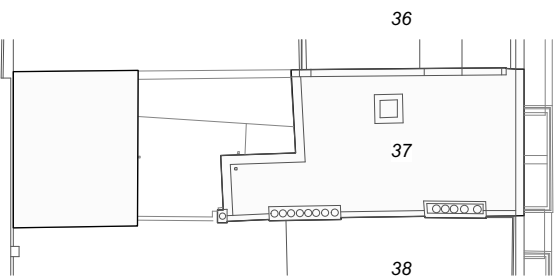
D3.04 New door or window code.

P520 Drawing reference for door or window

General Notes:

- 1 For door and window codes on plans see drawings P110-P112
- 2 For new internal doors see P520-P526.
- 3 For new external doors and windows around courtyard see P535-P539.
- 4 For new sash windows in closet wing see P540-P541

Key Plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

First and Second Floors  
Proposed Doors and Windows

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

DRAWN BY  
CE

CHECKED BY  
LQ

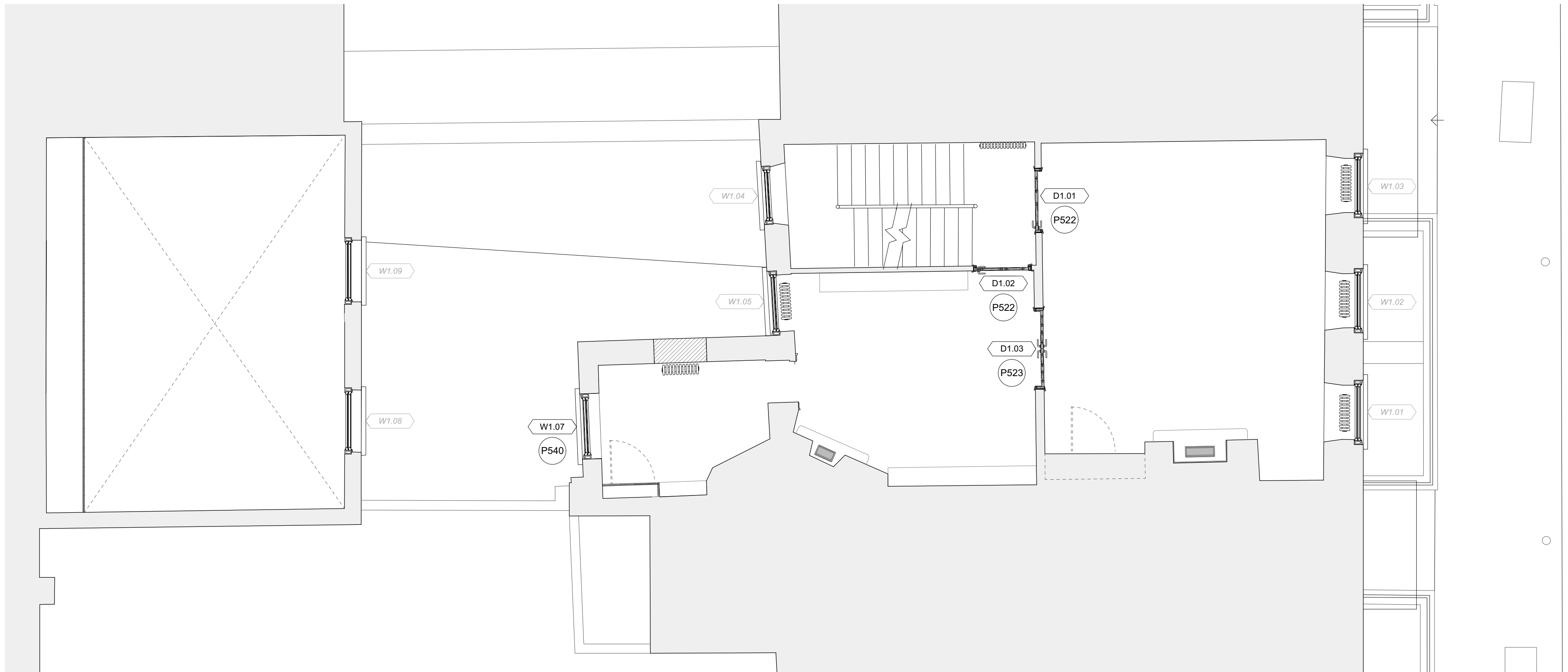
DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

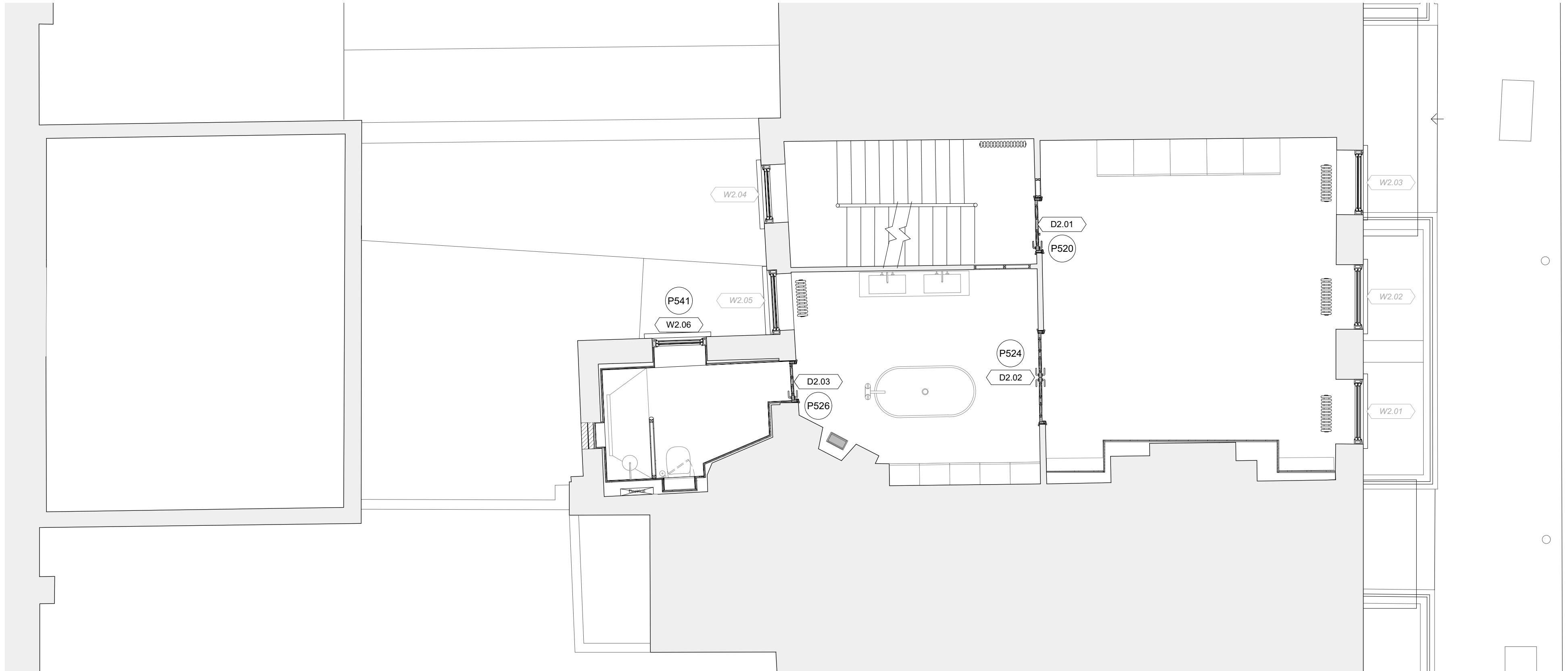
DRAWING NO.  
P111

REV.  
A

1 First Floor Plan  
P111 Scale: 1:50



2 Second Floor Plan  
P111 Scale: 1:50



0 1 2 3 4 5 M



37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Door and window drawing key:

W3.03 Existing door or window code (grey)

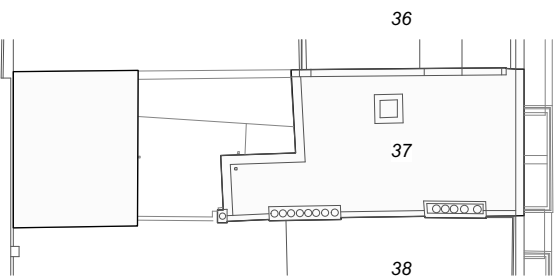
D3.04 New door or window code.

P520 Drawing reference for door or window

General Notes:

- 1 For door and window codes on plans see drawings P110-P112
- 2 For new internal doors see P520-P526.
- 3 For new external doors and windows around courtyard see P535-P539.
- 4 For new sash windows in closet wing see P540-P541

Key Plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Third Floor and Roof Plans  
Proposed Floor Types

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

DRAWN BY  
CE

CHECKED BY  
LQ

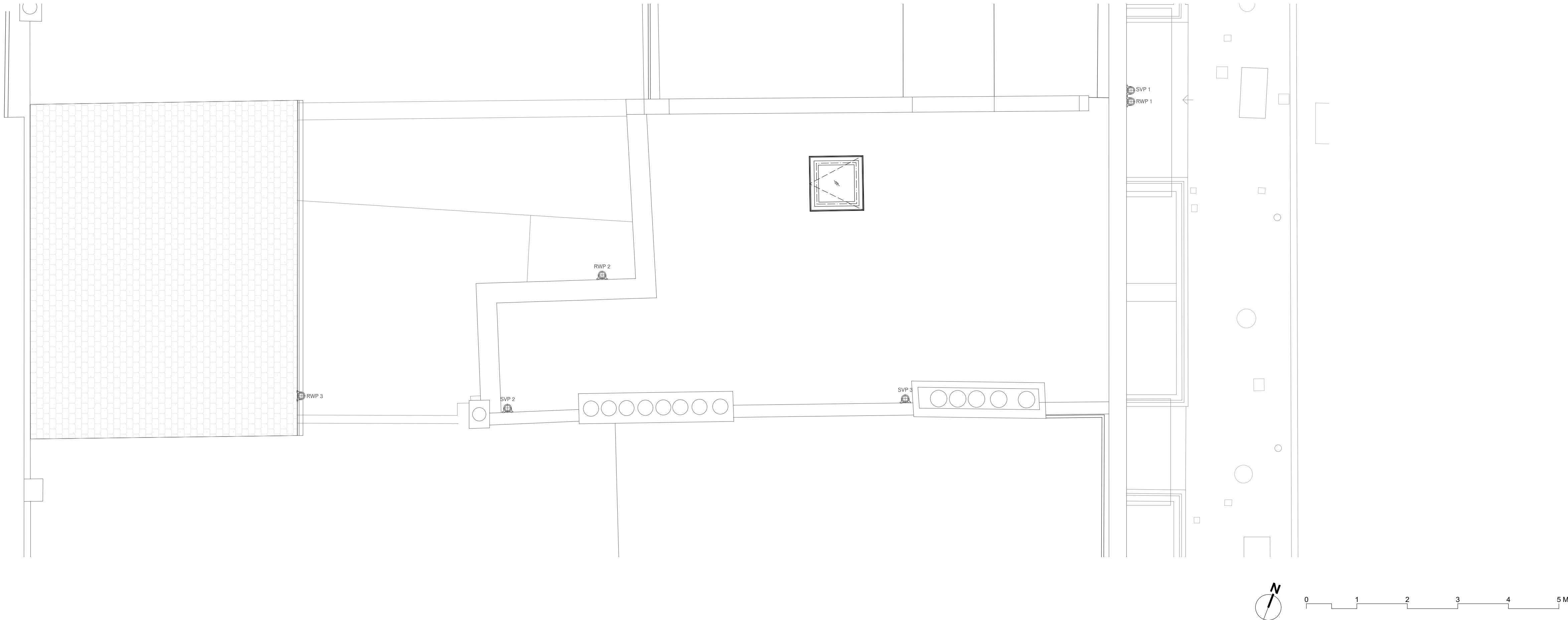
DRAWING STATUS  
PLANNING

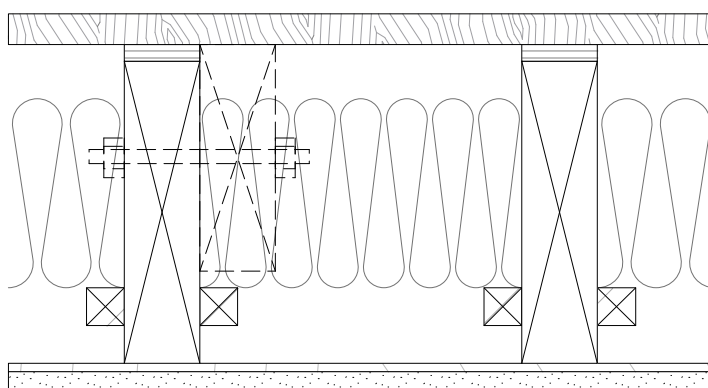
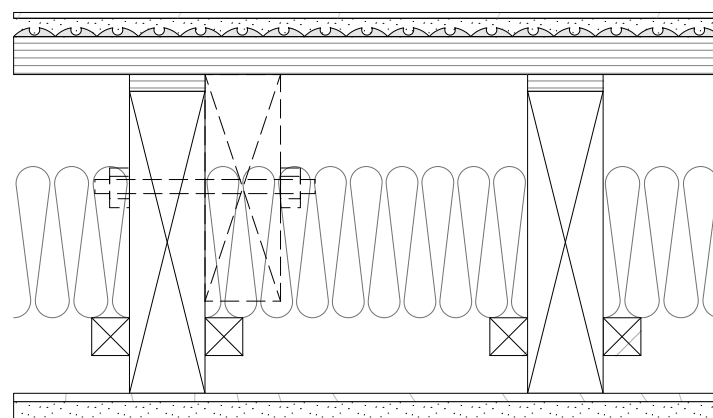
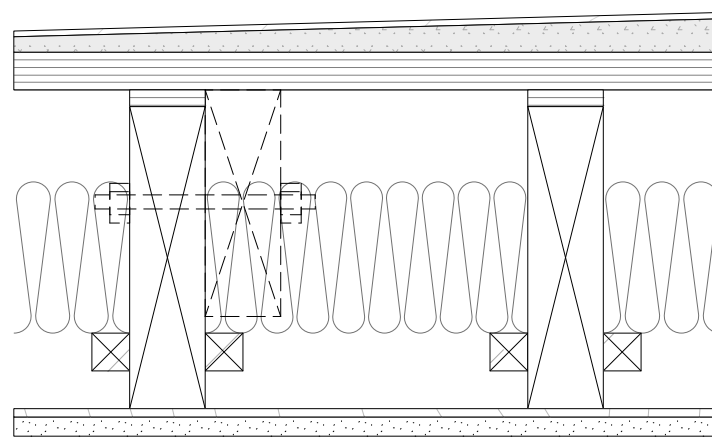
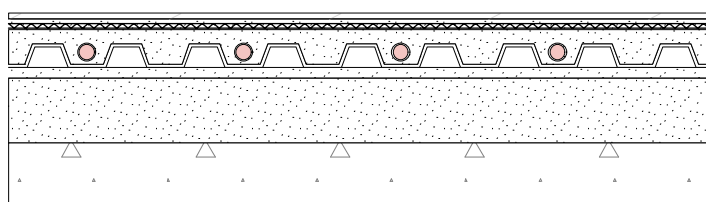
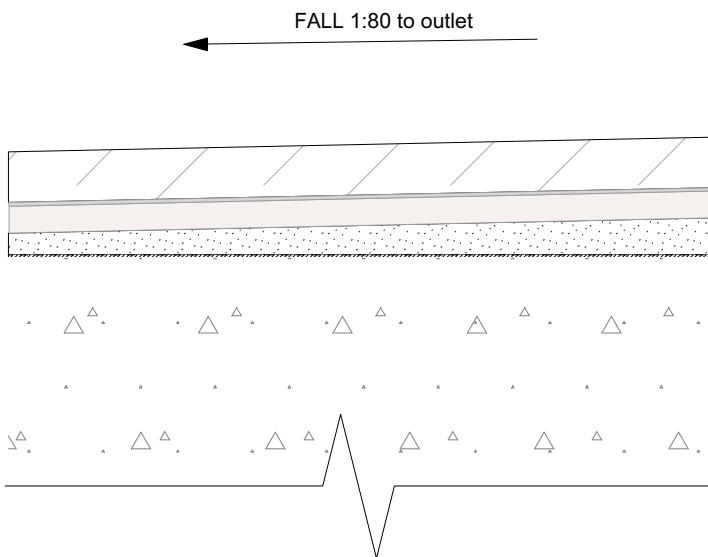
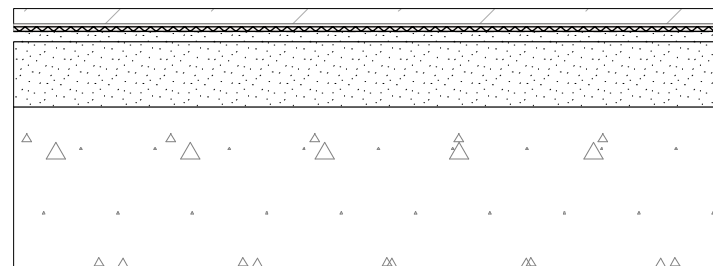
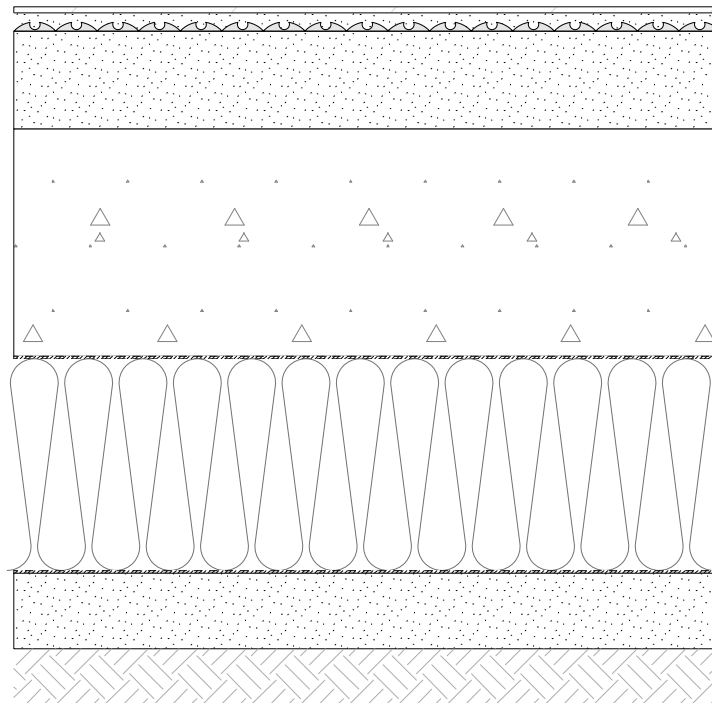
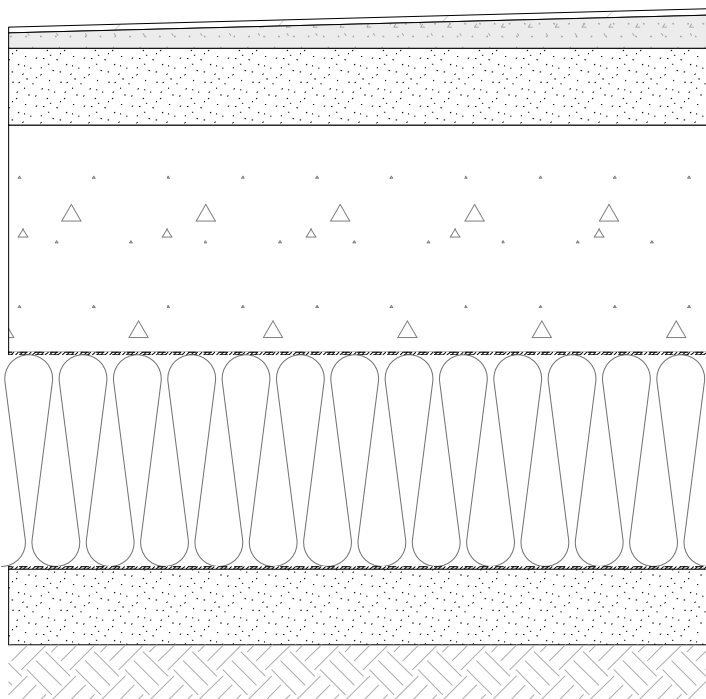
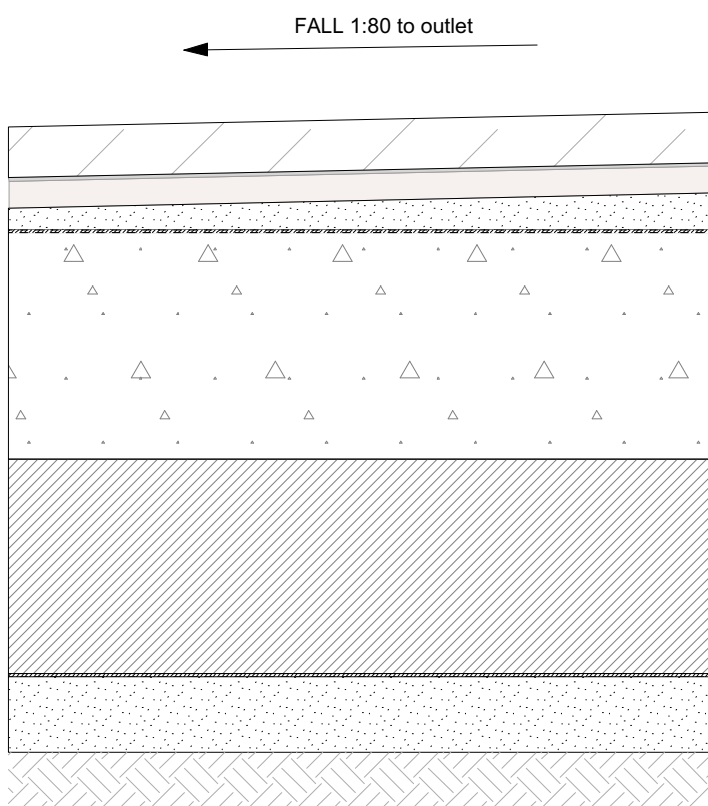
PROJECT NO.  
QA203

DRAWING NO.  
P112

REV.  
A

1 Third Floor Plan  
P112 Scale: 1:50



FT-01aExisting joists, timber finishes		FT-01bExisting joists, microcement finishes		FT-01cExisting joists, microcement finishes, shower tray		FT-02aExisting slab, microcement finishes	
<div></div> <div>20mm salvaged pine timber floor boards <sup>3</sup> Plywood packers on low spots of existing joists, planed <sup>4</sup> Strengthening joists bolted to sides of existing joists, only where required <sup>4</sup> 150mm Rockwool insulation between joists Existing lath and plaster ceiling repaired and decorated <sup>5</sup></div>		<div></div> <div>Microcement finish Levelling compound and underfloor heating mat 18mm Moisture resistant plywood Plywood packers on low spots of existing joists, planed <sup>4</sup> Strengthening joists bolted to sides of existing joists, only where required <sup>4</sup> 150mm Rockwool insulation between joists Existing lath and plaster ceiling repaired and decorated <sup>5</sup></div>		<div></div> <div>Microcement finish Proprietary wet room shower tray Moisture resistant plywood Plywood packers on low spots of existing joists, planed <sup>4</sup> Strengthening joists bolted to sides of existing joists, only where required <sup>4</sup> 150mm Rockwool insulation between joists Existing lath and plaster ceiling repaired and decorated <sup>5</sup></div>		<div></div> <div>Microcement finish Levelling screed over uncoupling mat Castellated underfloor heating panels, filled over with screed Existing screed levelled and sealed</div>	
FT-02cExisting slab, external stone finishes		FT-02dExisting slab, tile finishes		FT-03aNew slab, microcement finishes		FT-03bNew slab, microcement finishes, shower tray	
<div></div> <div>38mm Yorkstone Pavers Mortar New screed laid to falls over the existing slab Existing slab locally repaired</div>		<div></div> <div>10mm porcelain tile Tile adhesive over uncoupling mat Levelling screed Existing screed</div>		<div></div> <div>Microcement finish Levelling screed over underfloor heating mat Sand / cement screed New concrete slab Insulation and separation layers Damp proof membrane</div>		<div></div> <div>Microcement finish Proprietary wet room shower tray Sand / cement screed New concrete slab Insulation and separation layers Damp proof membrane</div>	
FT-03cNew slab, stone finishes							
<div></div> <div>38mm Yorkstone Pavers Mortar Screed laid to falls Damp proof membrane New concrete slab</div>							

37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING		

General Notes:

1

For floor types on plans see drawings P100-P102

2

For detail of floor buildups see drawing P300

3

Joists and timber flooring to be installed per submitted method statement

4

Existing joists are to be assessed by the structural engineer and levelled with plywood per the method statement. Where the original joists require strengthening, new joists are to be bolted to the sides.

5

Existing lath and plaster ceilings to be generally repaired and decorated, except where the ceilings are found by the structural engineer to be unstable. Refer to ceiling drawings for detailed information.

6

Levelling of floor joists not to impact on the levels of fireplaces, panelling and other detailed mouldings.

7

For skirting types see drawing P301.

Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

Components  
Floor Types

SCALE 1:5 @ A1 / 1:10 @ A3	DRAWN BY CE	
	CHECKED BY LQ	
DRAWING STATUS PLANNING		
PROJECT NO. QA203	DRAWING NO. P300	REV. A

SK-01	Planted skirting on plasterboard	SK-02	Ground floor entrance hall	SK-03	Skirting on new panelling	SK-04	First floor room 103	<div>37 Great James Street</div> <table><thead><tr><th>REV</th><th>DATE (dd.mm.yy)</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>A</td><td>22.10.21</td><td>LBC Condition Discharge</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table> <div>DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING</div>	REV	DATE (dd.mm.yy)	DESCRIPTION	A	22.10.21	LBC Condition Discharge																											
REV	DATE (dd.mm.yy)	DESCRIPTION																																							
A	22.10.21	LBC Condition Discharge																																							
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>																																		
<div></div>	<div></div>																																								



CT-01a	New FR plasterboard ceiling	CT-01b	New MR plasterboard ceiling	CT-01c	New bulkhead over joinery	CT-01d	New basement stair soffit
<div></div> <div><div>1. Existing joists above</div><div>2. 2 layers fire resistant plasterboard, skimmed and painted</div></div>	<div></div> <div><div>1. Existing joists above</div><div>2. 2 layers moisture and fire resistant plasterboard, skimmed and painted</div></div>	<div></div> <div><div>1. Existing ceiling above</div><div>2. Plasterboard bulkhead formed with plywood and plasterboard</div><div>3. Where applicable, cornice to continue along face of bulkhead</div><div>4. Joinery below</div></div>	<div></div> <div><div>1. Existing stair above</div><div>2. Rockwool insulation fitted in cavity</div><div>3. 2 layers fire resistant plasterboard, skimmed and decorated</div></div>				
CT-01e	New main stair soffit	CT-02a	Existing plastered vault	CT-02b	Existing basement entrance soffit	CT-02c	Existing ceiling
<div></div> <div><div>1. Existing stair above, refurbished</div><div>2. Pine panelled soffit stripped, repaired and redecorated. Local repair / replacement of panels to be undertaken to allow for access to stair structure in order to strengthen and level it. Existing panels to be salvaged as far as possible. Any new work to be undertaken in pine with matching details and beading to the existing.</div></div>	<div></div> <div><div>1. Existing brick vaults</div><div>2. Cementitious tanking system</div><div>3. Plasterboard soffit to conceal services</div></div>	<div></div> <div><div>1. Existing slab and finishes</div><div>2. Soffit rendered and decorated with external paint, white colour to match rest of existing lightwell</div></div>	<div></div> <div><div>1. Existing joists above</div><div>2. Lath and plaster ceilings repaired and coated with Envirograf Product 105 prior to decoration.</div></div>				
CT-03a	New joisted ceiling	CT-03b	Kitchen extractor bulkhead				
<div><div>Viewed perpendicular to joists</div><div>Viewed parallel to joists</div></div> <div><div>1. Fixing battens.</div><div>2. Tongue and grooved oak boards. Oak to be finished with clear intumescent coating, Envirograf Product 42.</div><div>3. 150 x 50 European oak ceiling joists. Oak to be finished with clear intumescent coating, Envirograf Product 42.</div></div>	<div></div> <div><div>1. 2 layers plasterboard, skimmed and painted</div><div>2. Steel ring beam.</div><div>3. Existing masonry behind.</div></div>						

37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING		

General Notes:

1

For ceiling types on plans see drawings P105-P107

2

For detail of floor buildups see drawing P305

3

Existing lath and plaster ceilings to be repaired and decorated.

4

Where plasterboard ceilings are found from basement to second floors, these are to be replaced with plasterboard per CT-01A.

5

The stair soffit is to be locally repaired as required to allow for strengthening of the treads and risers, and levelling of the stair. All repair works to take place in matching materials and detail to the existing panelling.

6

New cornices to replicate existing detail and be made from solid timber

7

Where lath and plaster ceilings remain, cornices to be painted with fire resisting coating prior to decoration

Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Components  
Ceiling Types

SCALE 1:5 @ A1 / 1:10 @ A3	DRAWN BY CE	
	CHECKED BY LQ	
DRAWING STATUS PLANNING		
PROJECT NO. QA203	DRAWING NO. P305	REV. A

COR-1	Ground floor	COR-2	Ground floor	COR-3	Ground floor	COR-4	First floor
<div></div> <div>New cornice to match height of existing cornice in room adjacent.</div> <div>Cornice to be fabricated from solid timber</div>		<div></div> <div>Cornice profile and depth per survey. New cornice to match existing in size and detail exactly.</div> <div>Cornice to be fabricated from solid timber</div>		<div></div> <div>Cornice profile and depth per survey. New cornice to match existing in size and detail exactly. Over head of window, only top part of cornice to continue so that existing architrave is not affected.</div> <div>Cornice to be fabricated from solid timber</div>		<div></div> <div>Cornice profile and depth per survey. New cornice to match existing in size and detail exactly.</div> <div>Cornice to be fabricated from solid timber</div>	
COR-5	Second floor	ROS-1	Living Room RM101 Ceiling Rose	ROS-2	Library RM103 Ceiling Rose	ROS-3	Master Bedroom RM201
<div></div> <div>New cornice to match height of existing cornice in room adjacent.</div> <div>Cornice to be fabricated from solid timber</div>		<div></div> <div>Ceiling Rose CC108 from Stevensons of Norwich</div> <div>Note: Not drawn to scale</div>		<div></div> <div>Ceiling Rose CC125 from Stevensons of Norwich</div> <div>Note: Not drawn to scale</div>		<div></div> <div>Ceiling Rose CC69 from Stevensons of Norwich</div> <div>Note: Not drawn to scale</div>	
<div><div>General Notes:</div><div><div>1</div>For ceiling types on plans see drawings P105-P107</div><div><div>2</div>For detail of floor buildups see drawing P305</div><div><div>3</div>Existing lath and plaster ceilings to be repaired and decorated.</div><div><div>4</div>Where plasterboard ceilings are found from basement to second floors, these are to be replaced with plasterboard per CT-01A.</div><div><div>5</div>The stair soffit is to be locally repaired as required to allow for strengthening of the treads and risers, and levelling of the stair. All repair works to take place in matching materials and detail to the existing panelling.</div><div><div>6</div>New cornices to replicate existing detail and be made from solid timber</div><div><div>7</div>Where lath and plaster ceilings remain, cornices to be painted with fire resisting coating prior to decoration</div></div>							
<div><div>Quinn Architects</div><div>Rochelle School Arnold Circus London E2 7ES +44 (0)20 7613 3843 <a href="http://www.quinnuk.com">www.quinnuk.com</a></div></div>							
<div><div>DRAWING TITLE</div><div>Components Ceiling Mouldings</div></div>							
<div><div>SCALE</div><div>1:2 @ A1 / 1:4 @ A3</div></div>						<div><div>DRAWN BY</div><div>CE</div></div>	
<div><div>DRAWING STATUS</div><div>PLANNING</div></div>						<div><div>CHECKED BY</div><div>LQ</div></div>	
<div><div>PROJECT NO.</div><div>QA203</div></div>		<div><div>DRAWING NO.</div><div>P306</div></div>		<div><div>REV.</div><div>A</div></div>			

37 Great James Street

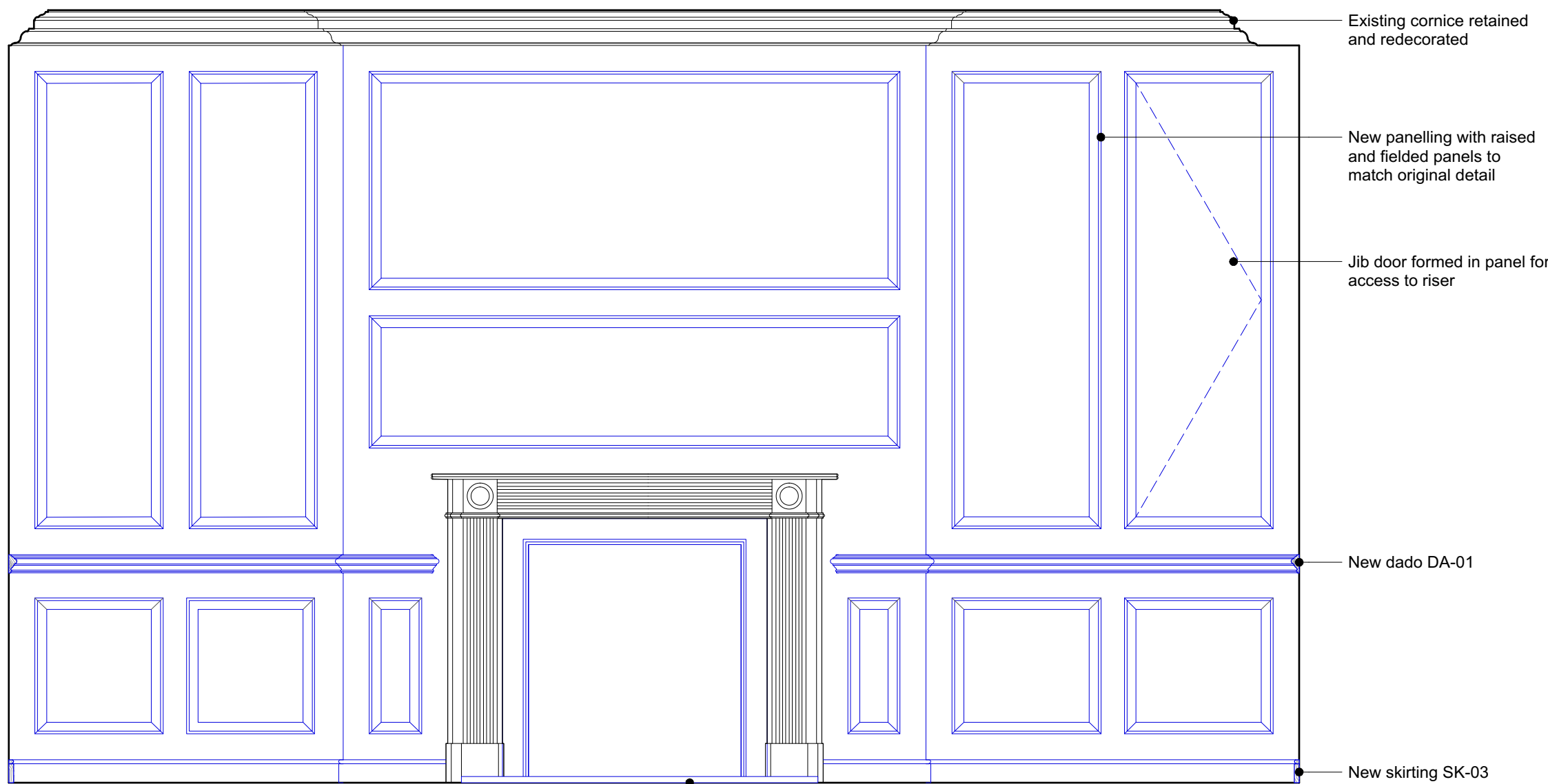
REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

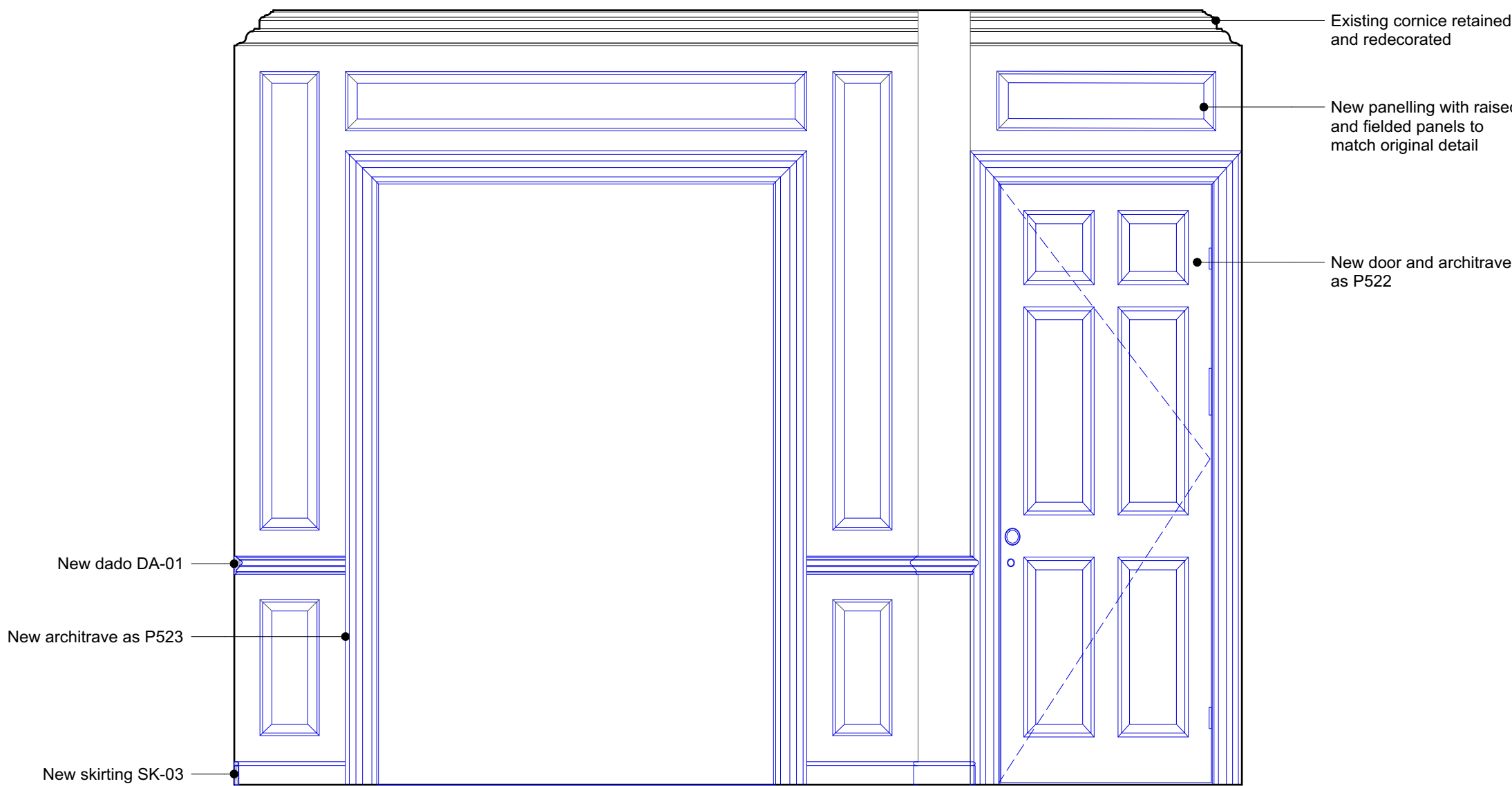
Wall panelling notes:

- 1 All existing panelling to be stripped of paint, repaired and redecorated per submitted method statement
- 2 All new panelling to replicate the existing sizes, mouldings and design principles of the existing rails and panels
- 3 Where existing panels are damaged, new plywood panels to be slotted into existing rails
- 4 For skirting types see P301
- 5 For cornice types see P306

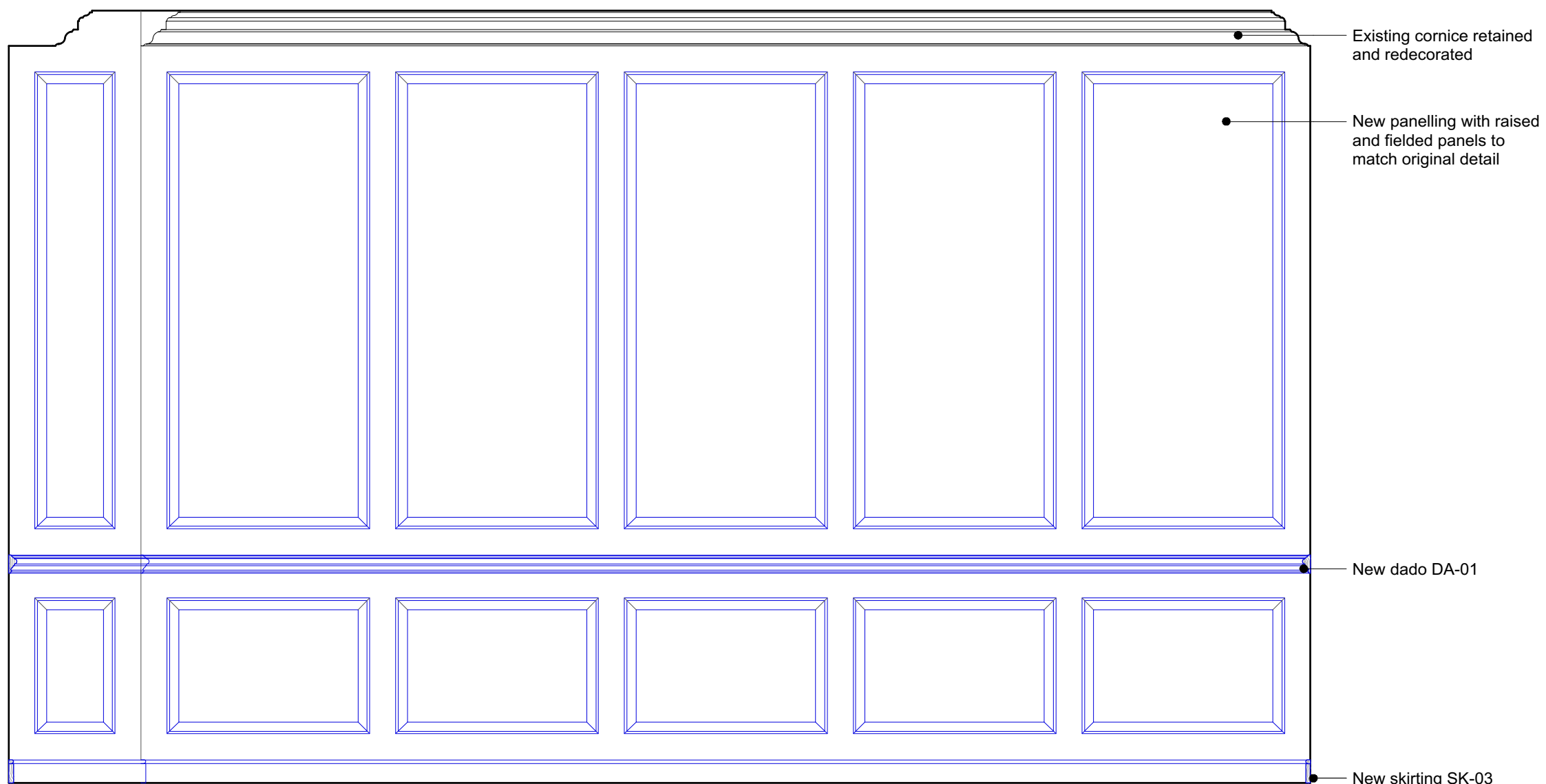
- Items in **black** are existing
- Items in **blue** are new or repaired



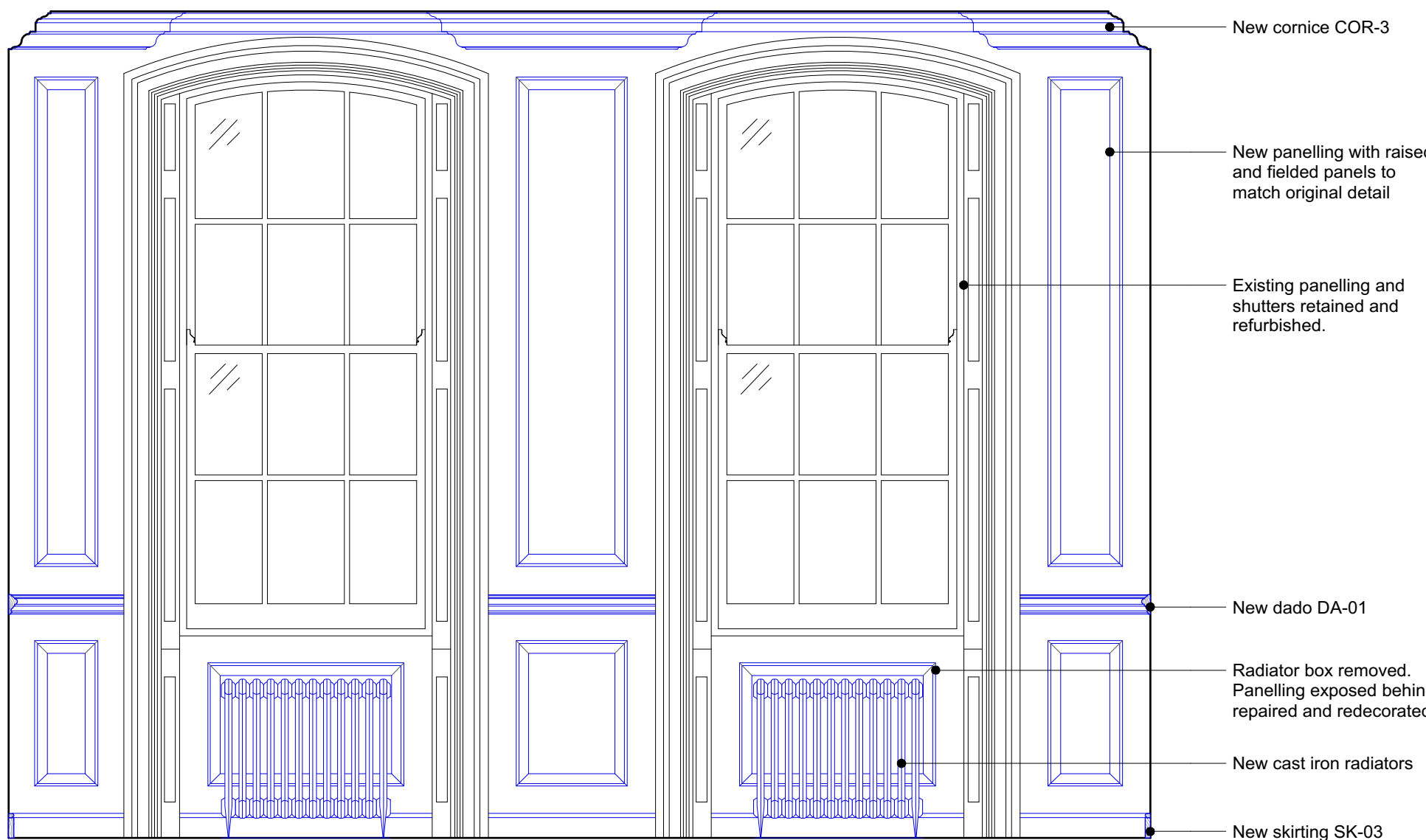
1 Proposed Internal Elevation - GF Dining G02  
Scale: 1:20  
P462



2 Proposed Internal Elevation - GF Dining G02  
Scale: 1:20  
P462

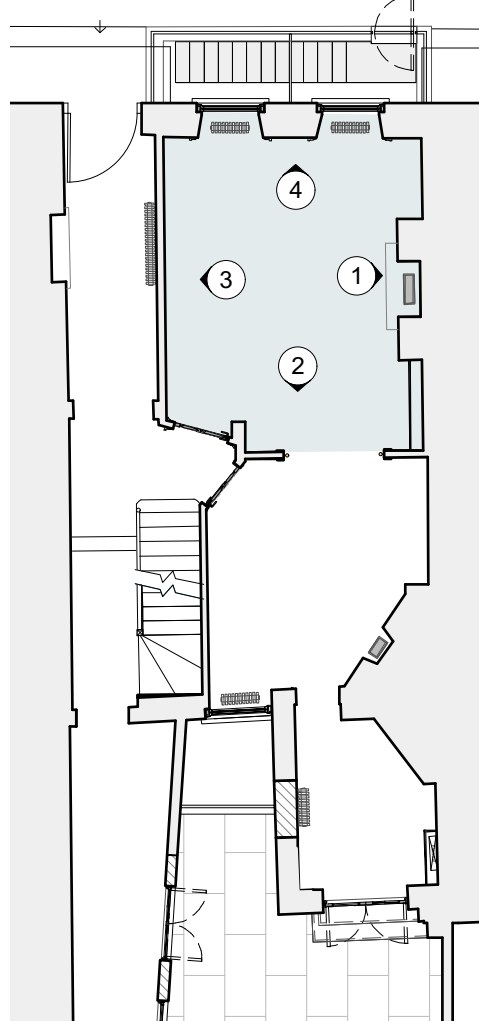


3 Proposed Internal Elevation - GF Dining G02  
Scale: 1:20  
P462



4 Proposed Internal Elevation - GF Dining G02  
Scale: 1:20  
P462

Ground floor key plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

Proposed internal elevations  
Ground Floor Dining G02

SCALE  
1:20 @ A1 / 1:40 @ A3

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
P462

REV.  
A



37 Great James Street

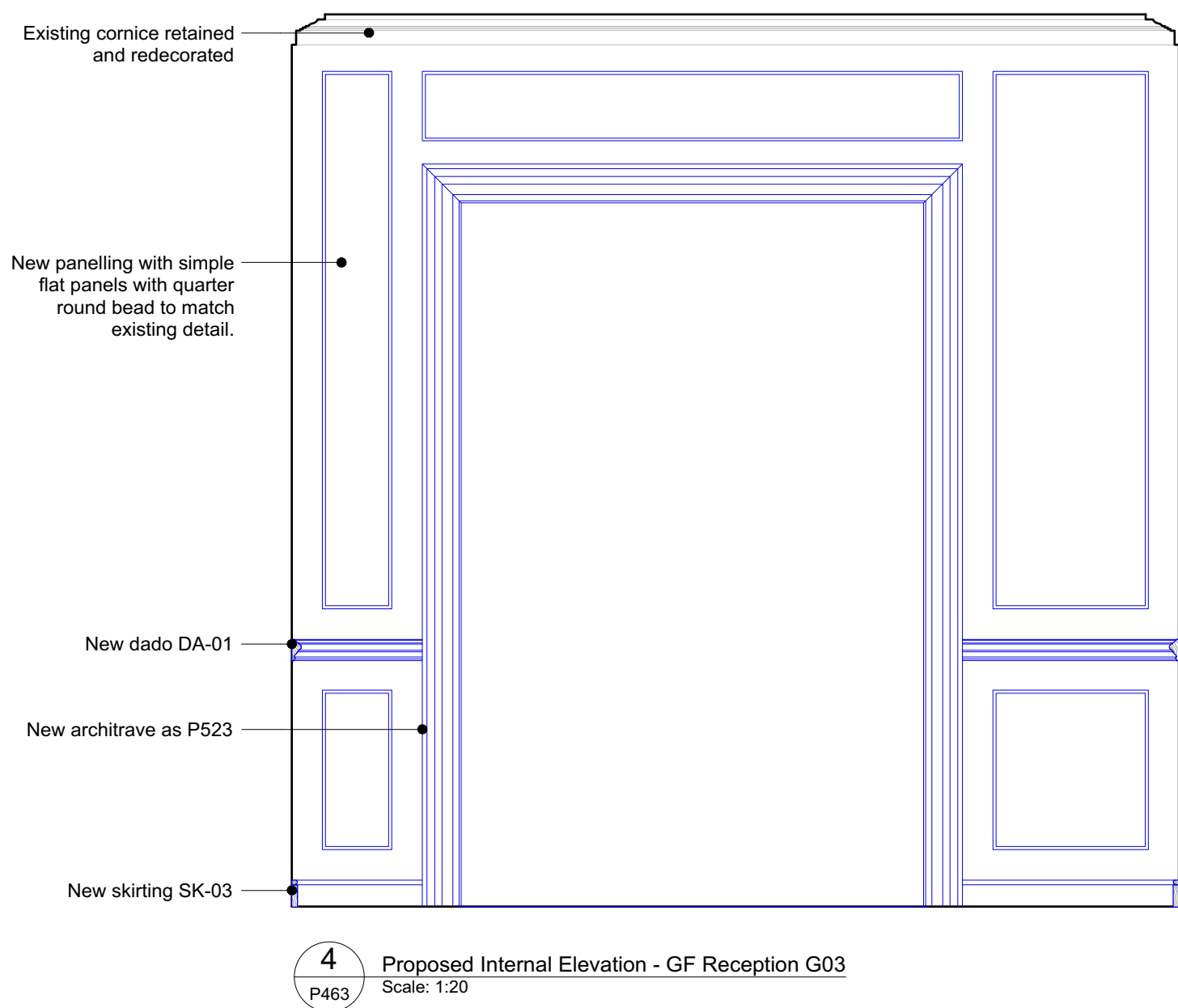
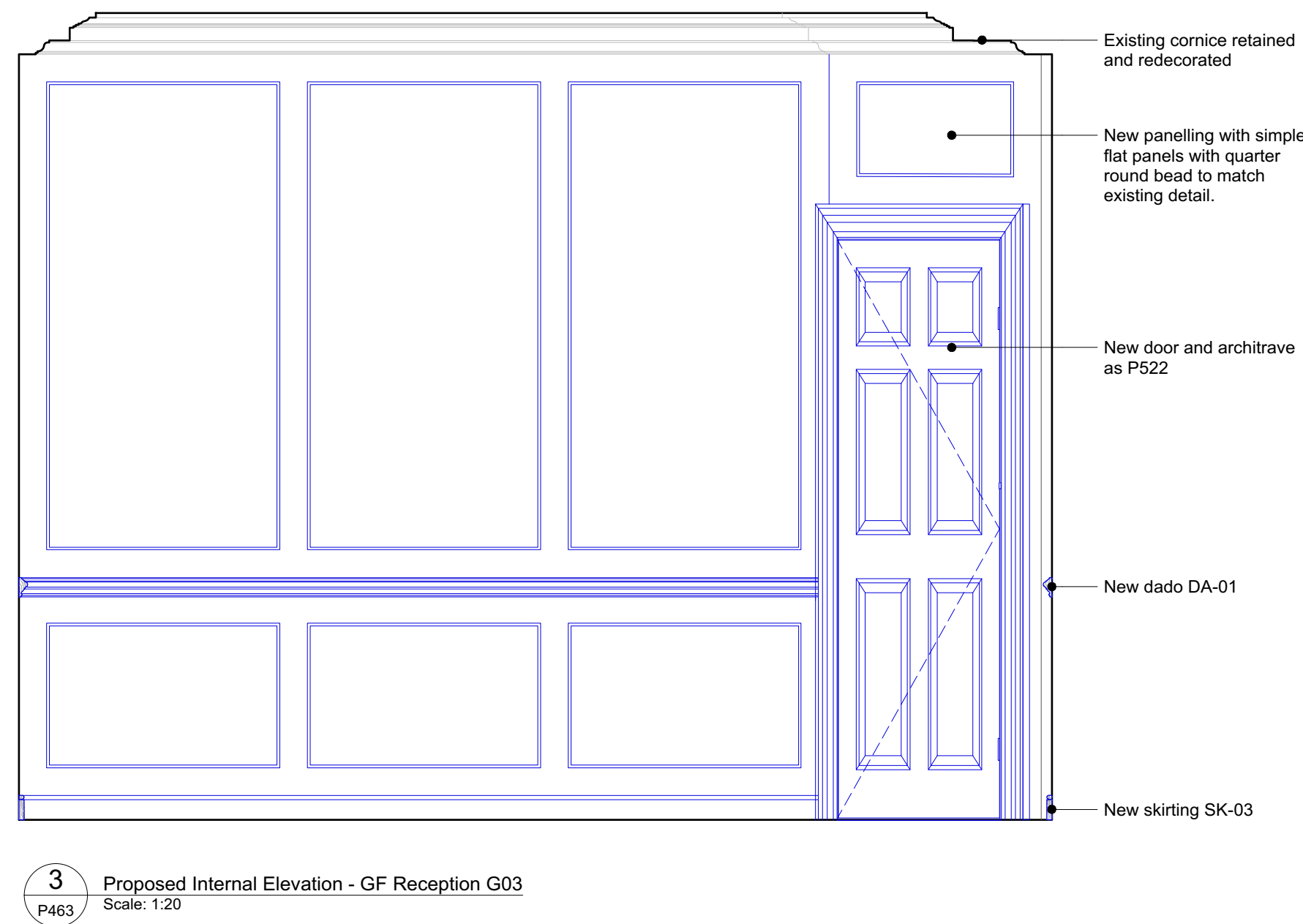
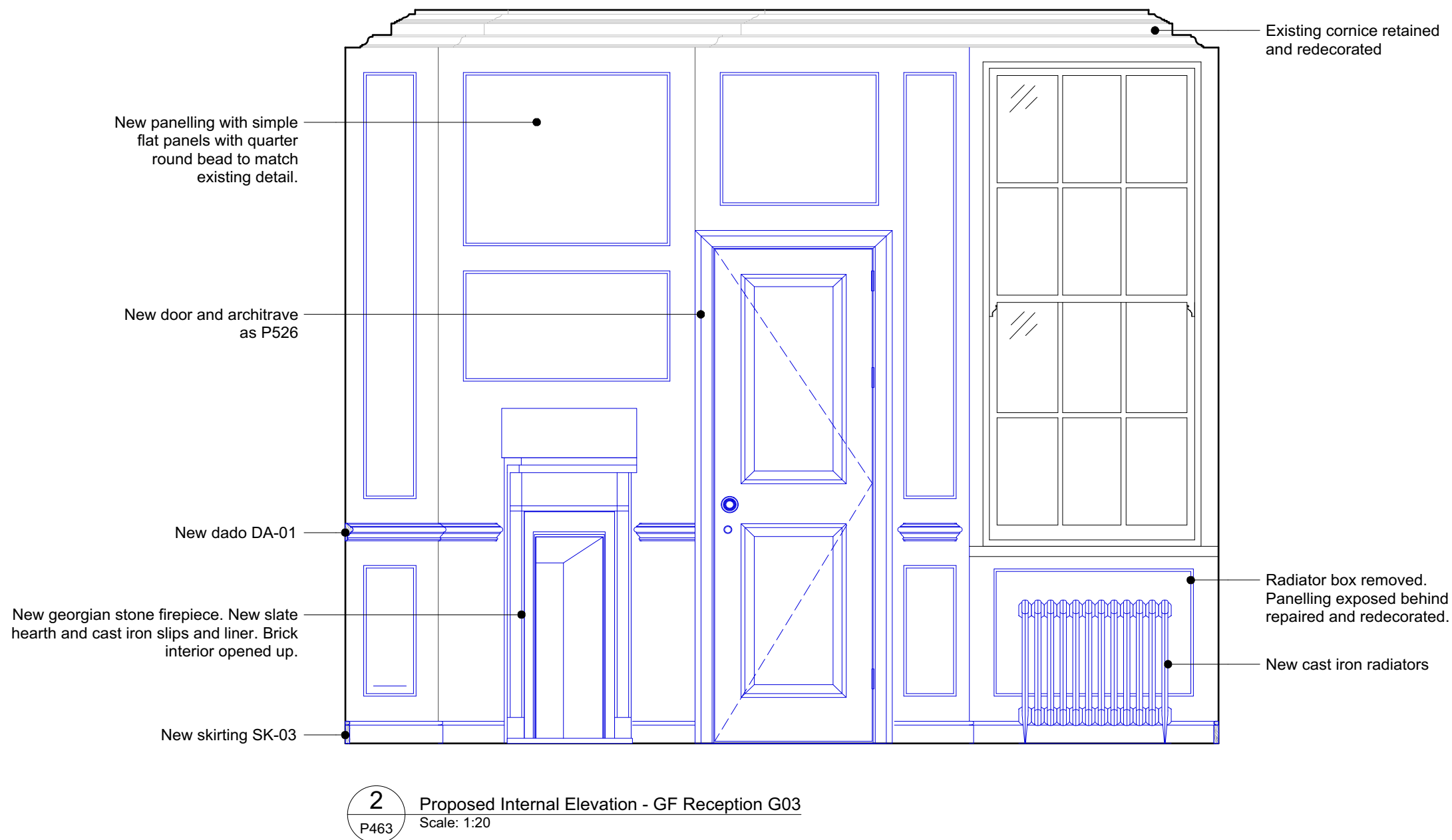
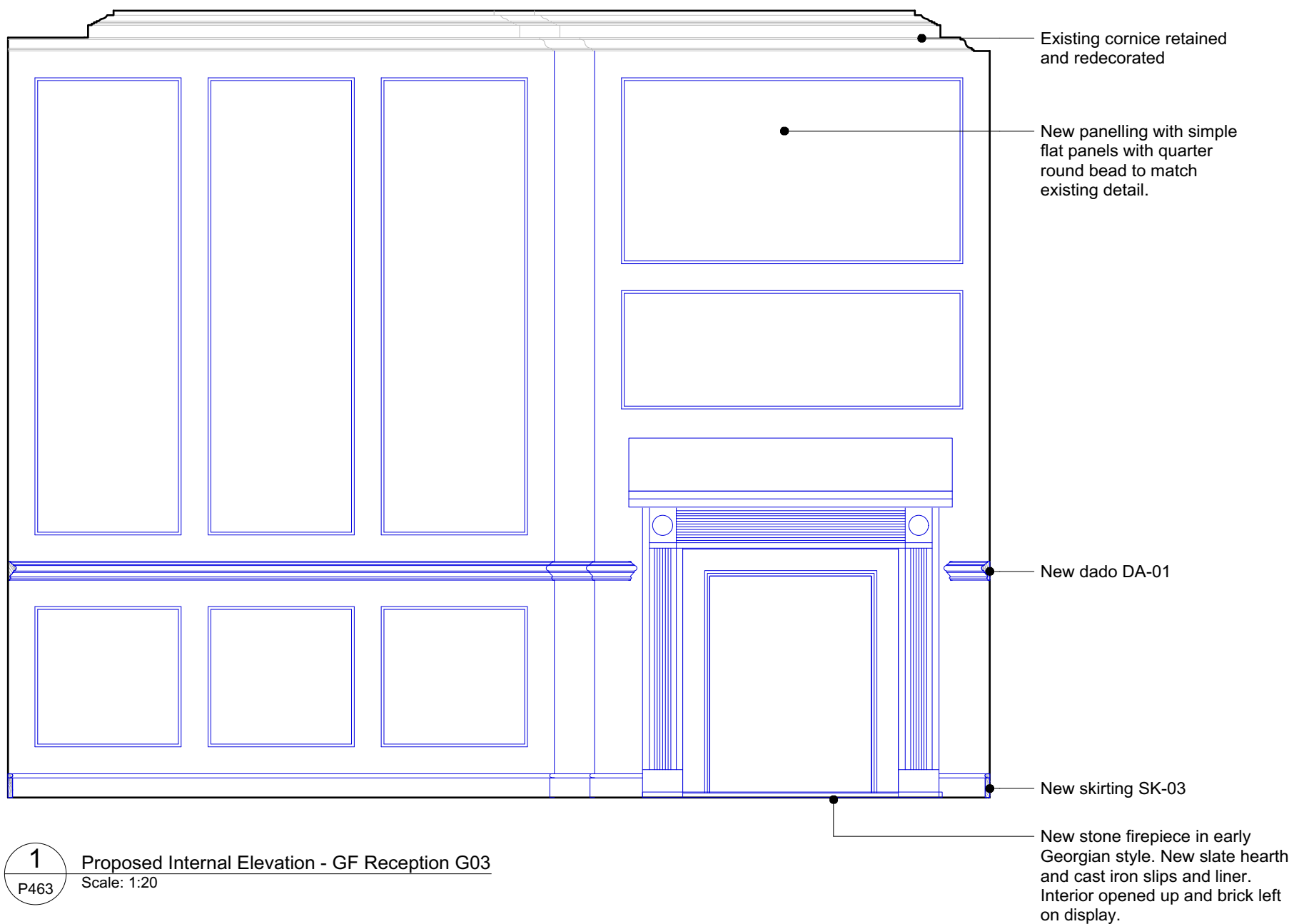
REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

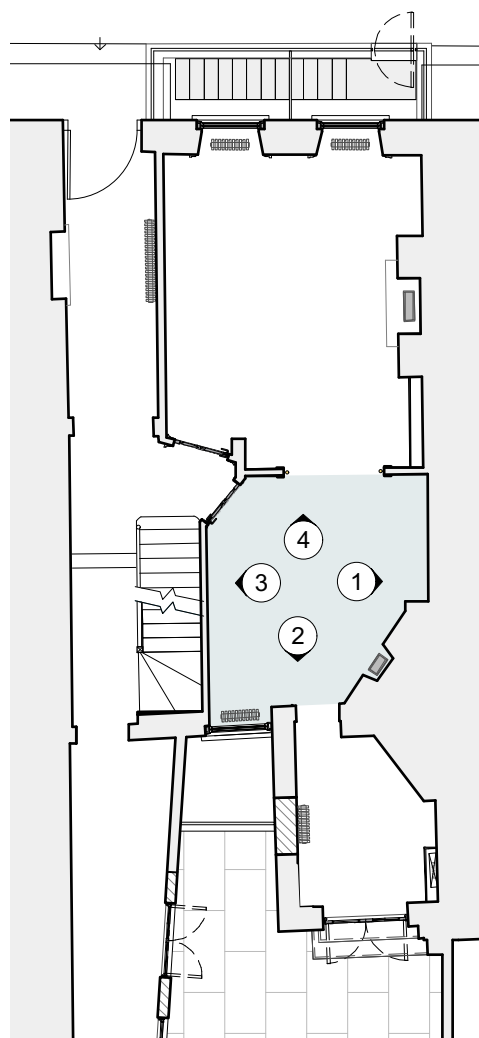
Wall panelling notes:

- 1 All existing panelling to be stripped of paint, repaired and redecorated per submitted method statement
- 2 All new panelling to replicate the existing sizes, mouldings and design principles of the existing rails and panels
- 3 Where existing panels are damaged, new plywood panels to be slotted into existing rails
- 4 For skirting types see P301
- 5 For cornice types see P306

- Items in **black** are existing
- Items in **blue** are new or repaired



Ground floor key plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

Proposed internal elevations  
Ground Floor Reception G03

SCALE  
1:20 @ A1 / 1:40 @ A3

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
P463

REV.  
A

37 Great James Street

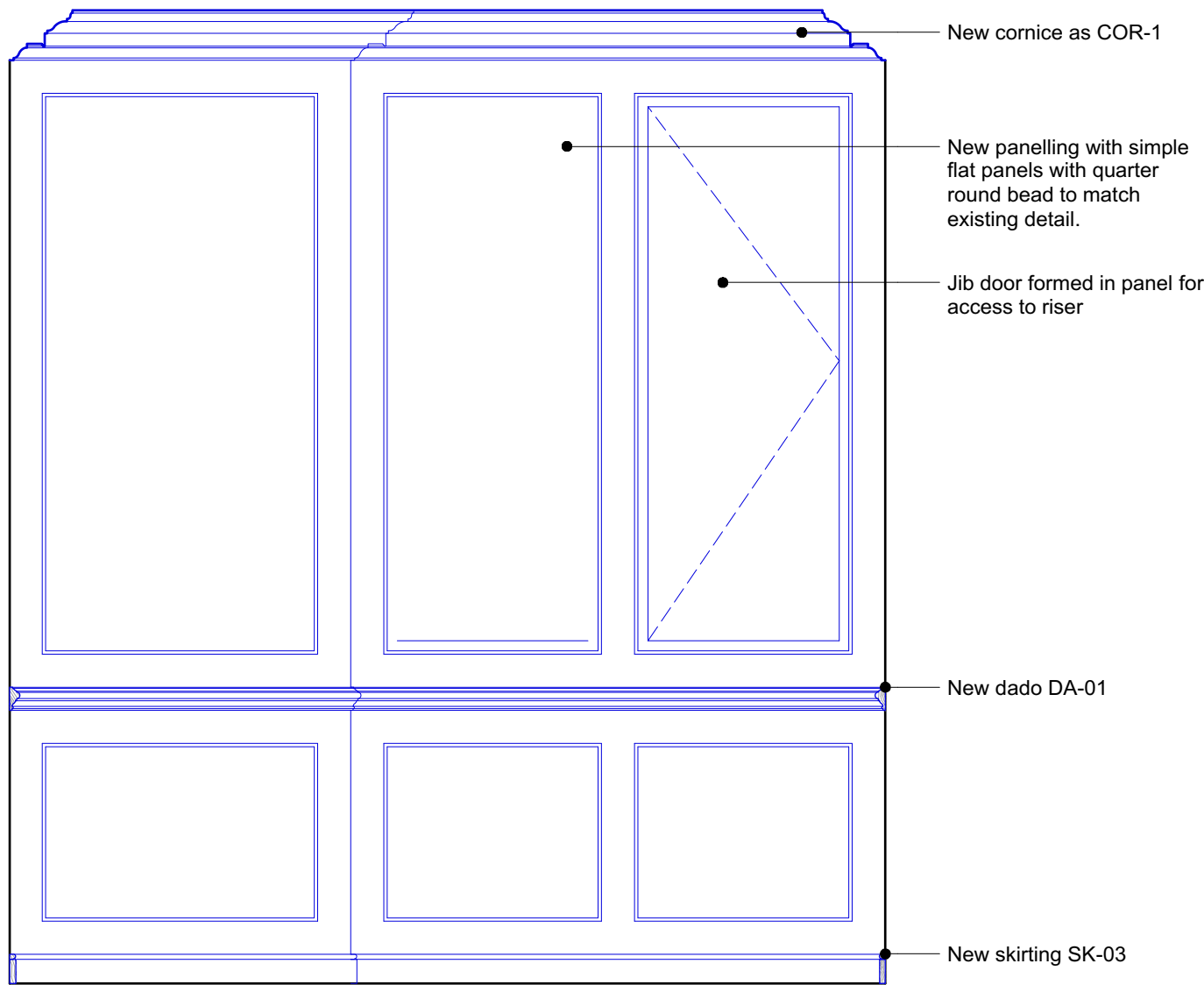
REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

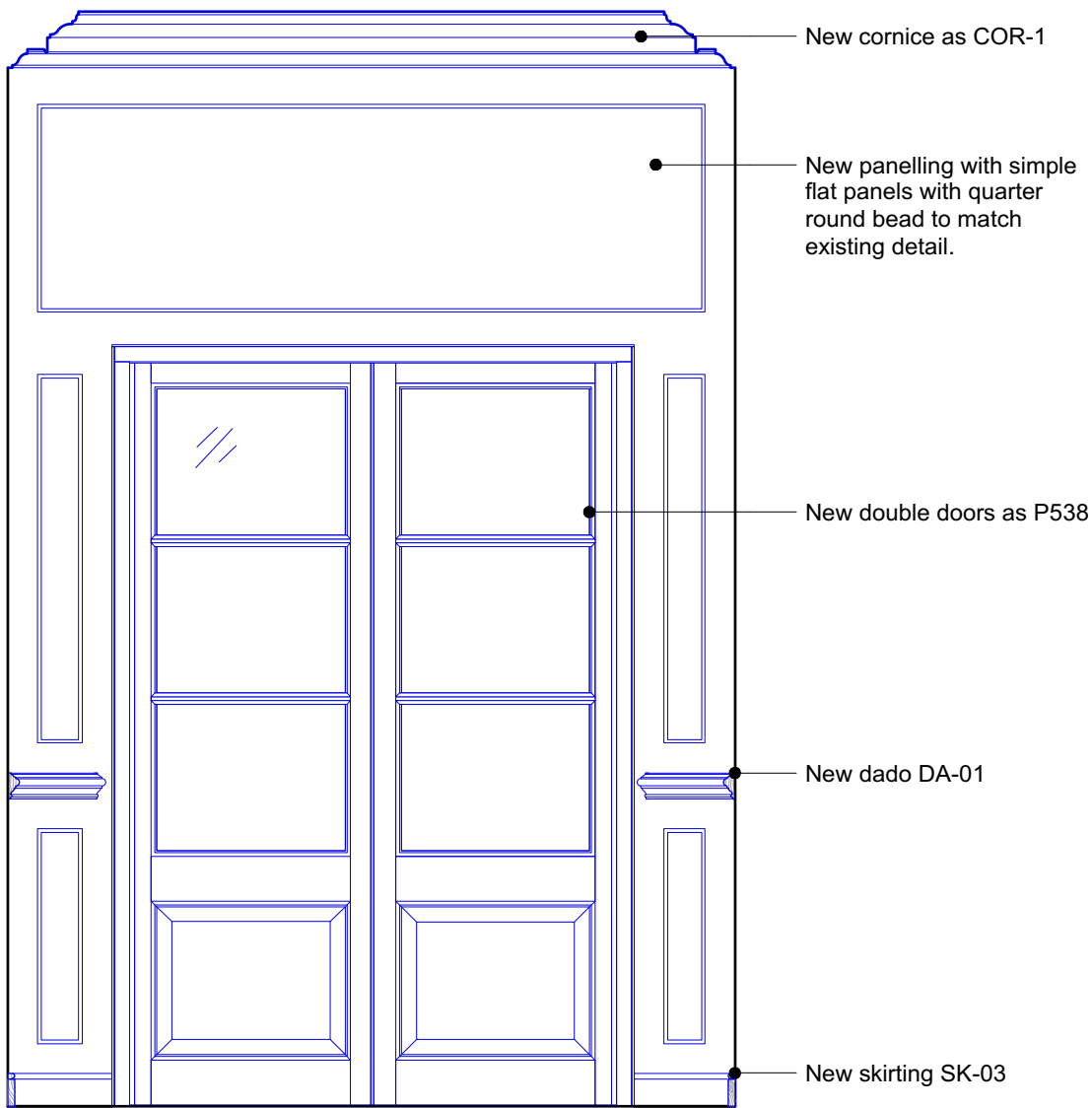
Wall panelling notes:

- 1 All existing panelling to be stripped of paint, repaired and redecorated per submitted method statement
- 2 All new panelling to replicate the existing sizes, mouldings and design principles of the existing rails and panels
- 3 Where existing panels are damaged, new plywood panels to be slotted into existing rails
- 4 For skirting types see P301
- 5 For cornice types see P306

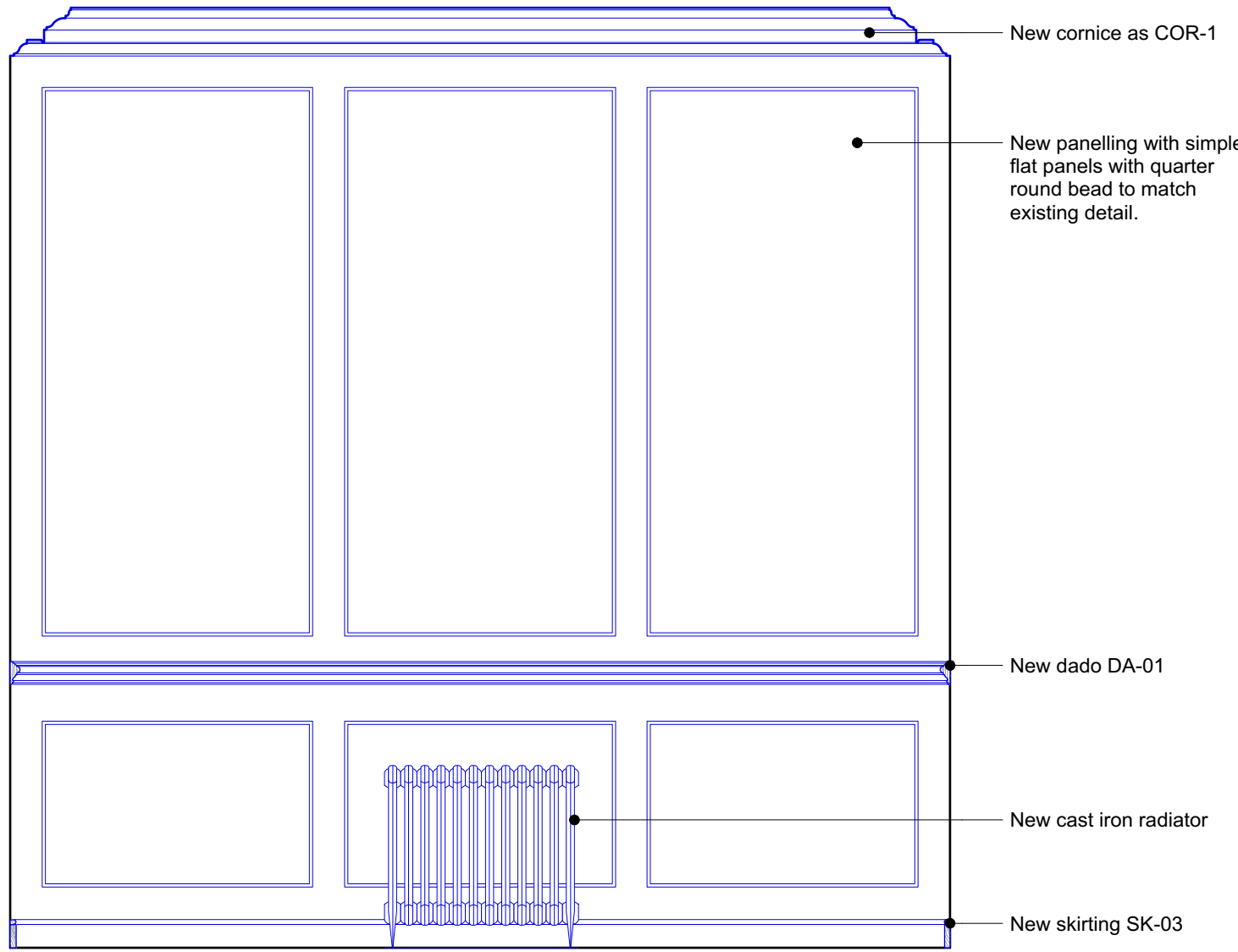
- Items in **black** are existing
- Items in **blue** are new or repaired



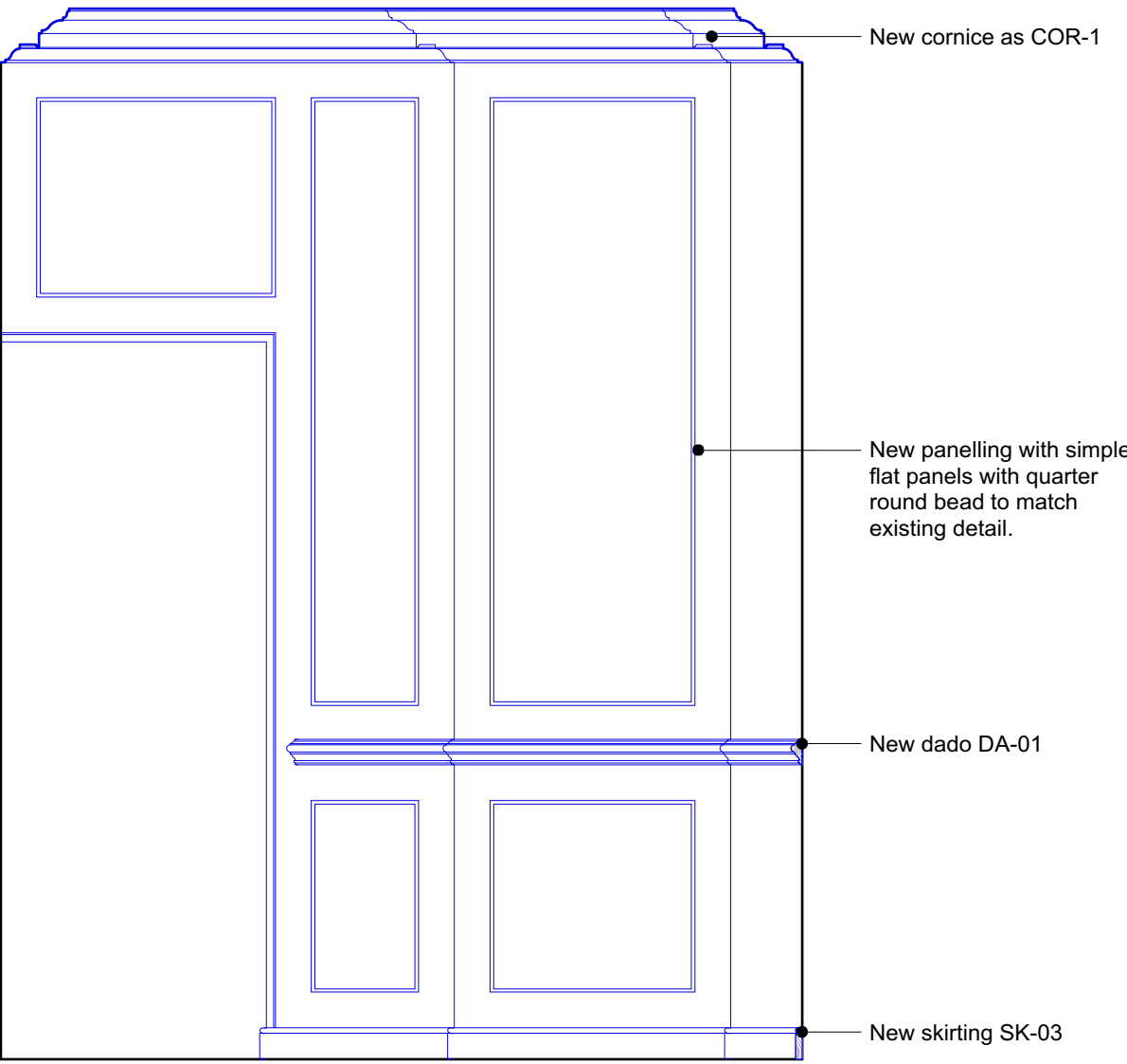
1 Proposed Internal Elevation - GF Library G04  
P464 Scale: 1:20



2 Proposed Internal Elevation - GF Library G04  
P464 Scale: 1:20

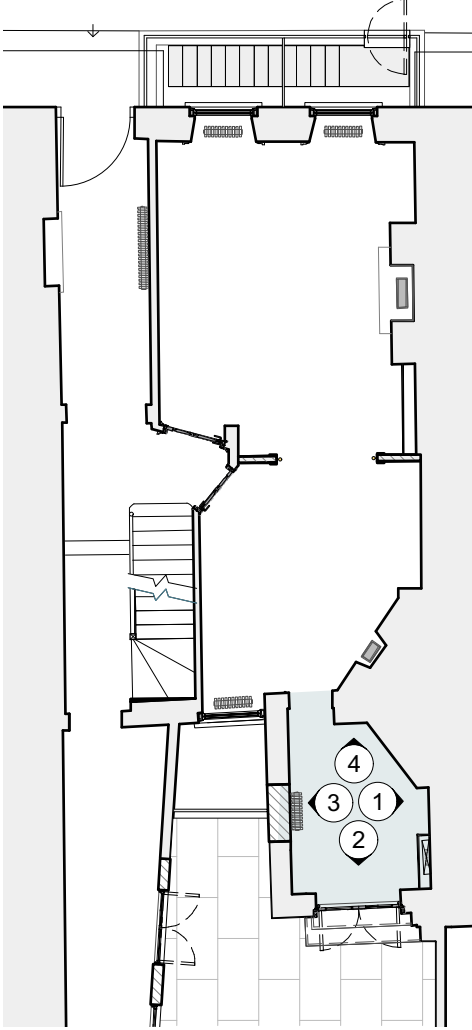


3 Proposed Internal Elevation - GF Library G04  
P464 Scale: 1:20



4 Proposed Internal Elevation - GF Library G04  
P464 Scale: 1:20

Ground floor key plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE		
Proposed internal elevations Ground Floor Library G04		
SCALE 1:20 @ A1 / 1:40 @ A3	DRAWN BY CE	
	CHECKED BY LQ	
DRAWING STATUS PLANNING		
PROJECT NO. QA203	DRAWING NO. P464	REV. A

37 Great James Street

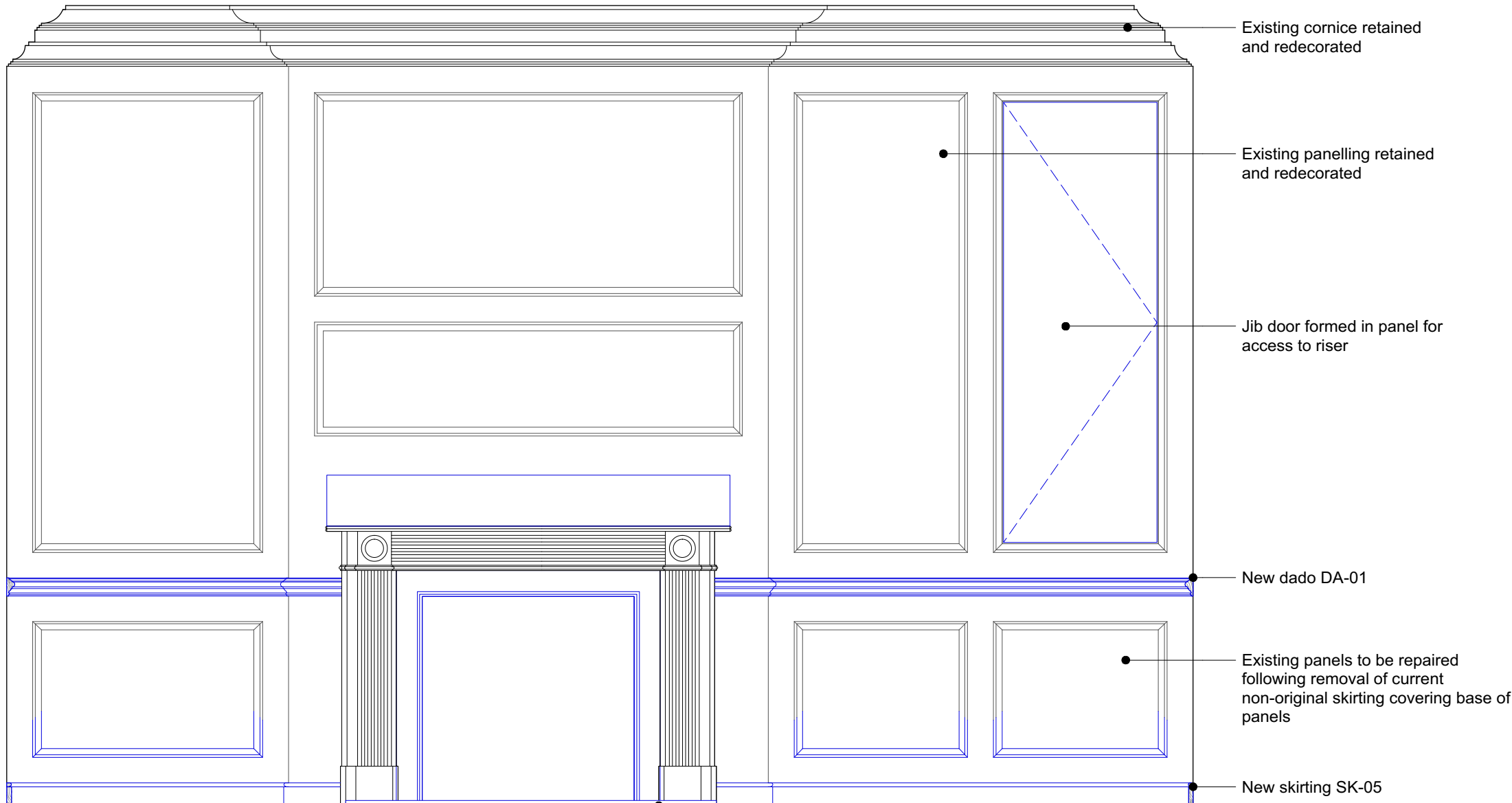
REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

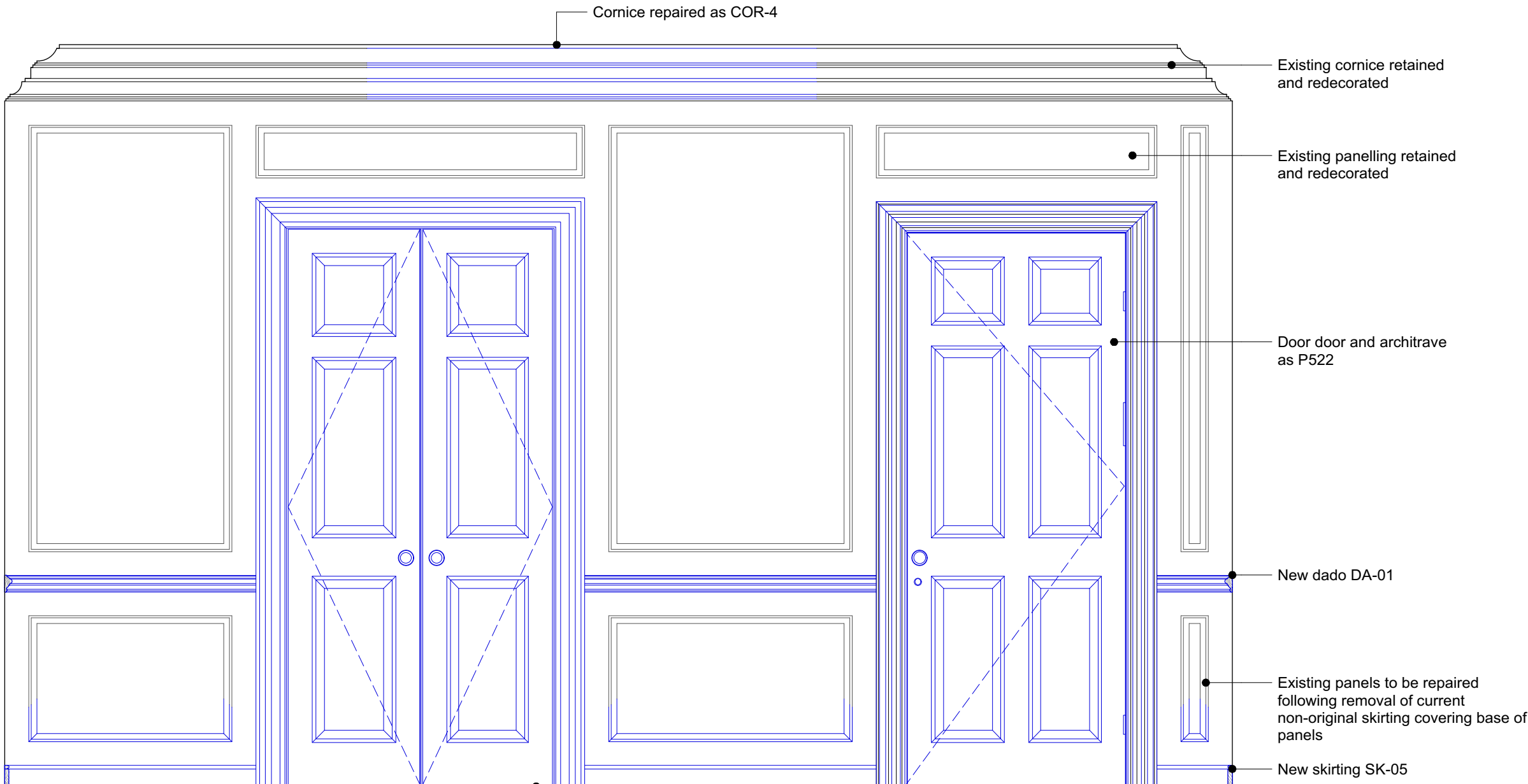
Wall panelling notes:

- 1 All existing panelling to be stripped of paint, repaired and redecorated per submitted method statement
- 2 All new panelling to replicate the existing sizes, mouldings and design principles of the existing rails and panels
- 3 Where existing panels are damaged, new plywood panels to be slotted into existing rails
- 4 For skirting types see P301
- 5 For cornice types see P306

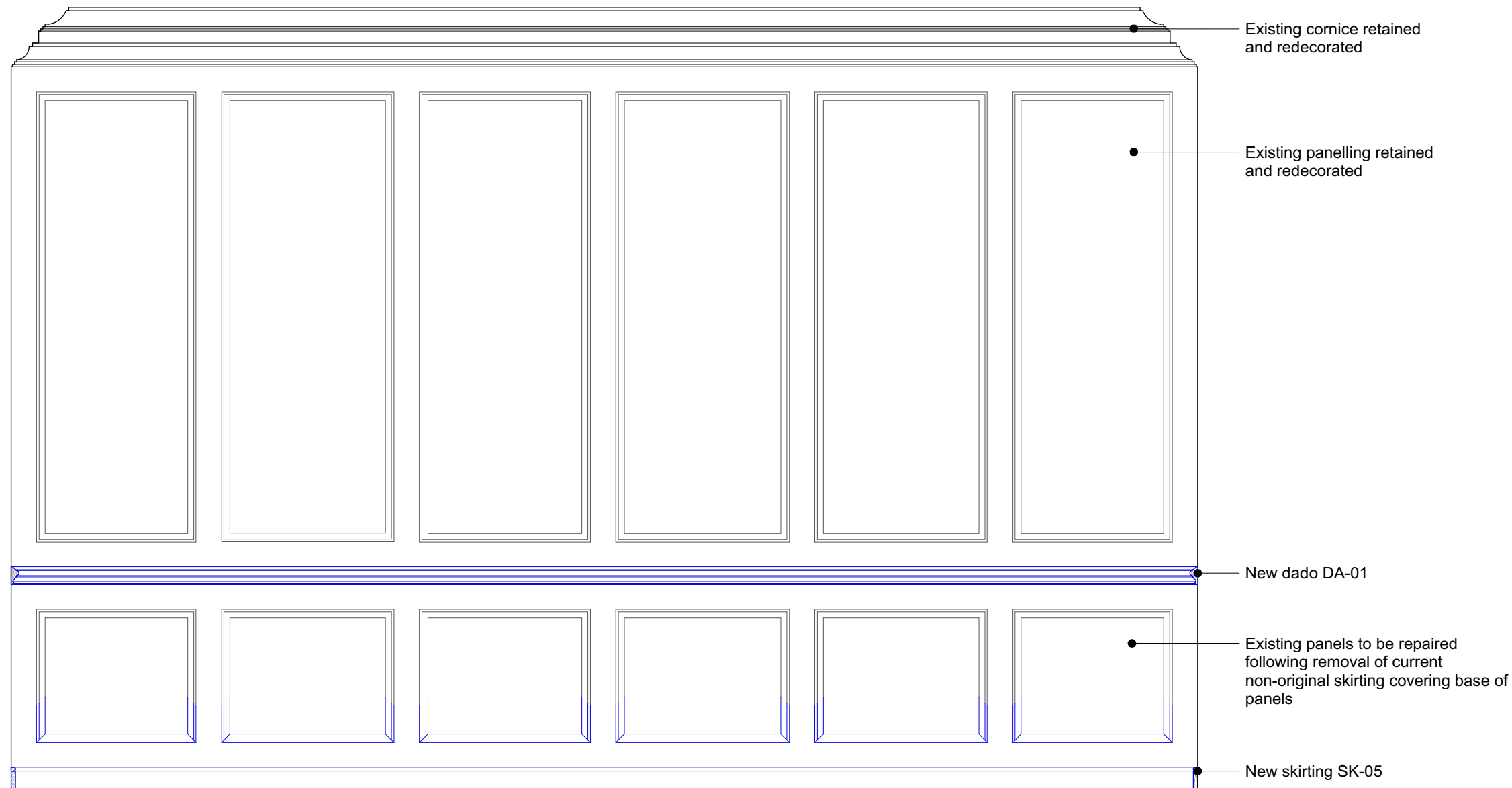
- Items in **black** are existing
- Items in **blue** are new or repaired



1 Proposed Internal Elevation - First Floor Living 101  
Scale: 1:20  
P471



2 Proposed Internal Elevation - First Floor Living 101  
Scale: 1:20  
P471

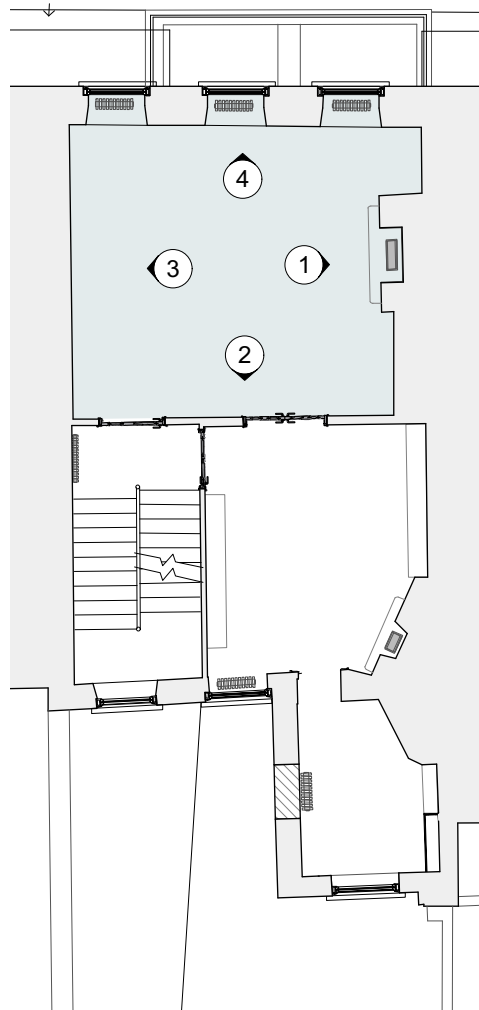


3 Proposed Internal Elevation - First Floor Living 101  
Scale: 1:20  
P471



4 Proposed Internal Elevation - First Floor Living 101  
Scale: 1:20  
P471

First floor key plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE		
Proposed internal elevations First Floor Living 101		
SCALE 1:20 @ A1 / 1:40 @ A3	DRAWN BY CE	
	CHECKED BY LQ	
DRAWING STATUS PLANNING		
PROJECT NO. QA203	DRAWING NO. P471	REV. A



37 Great James Street

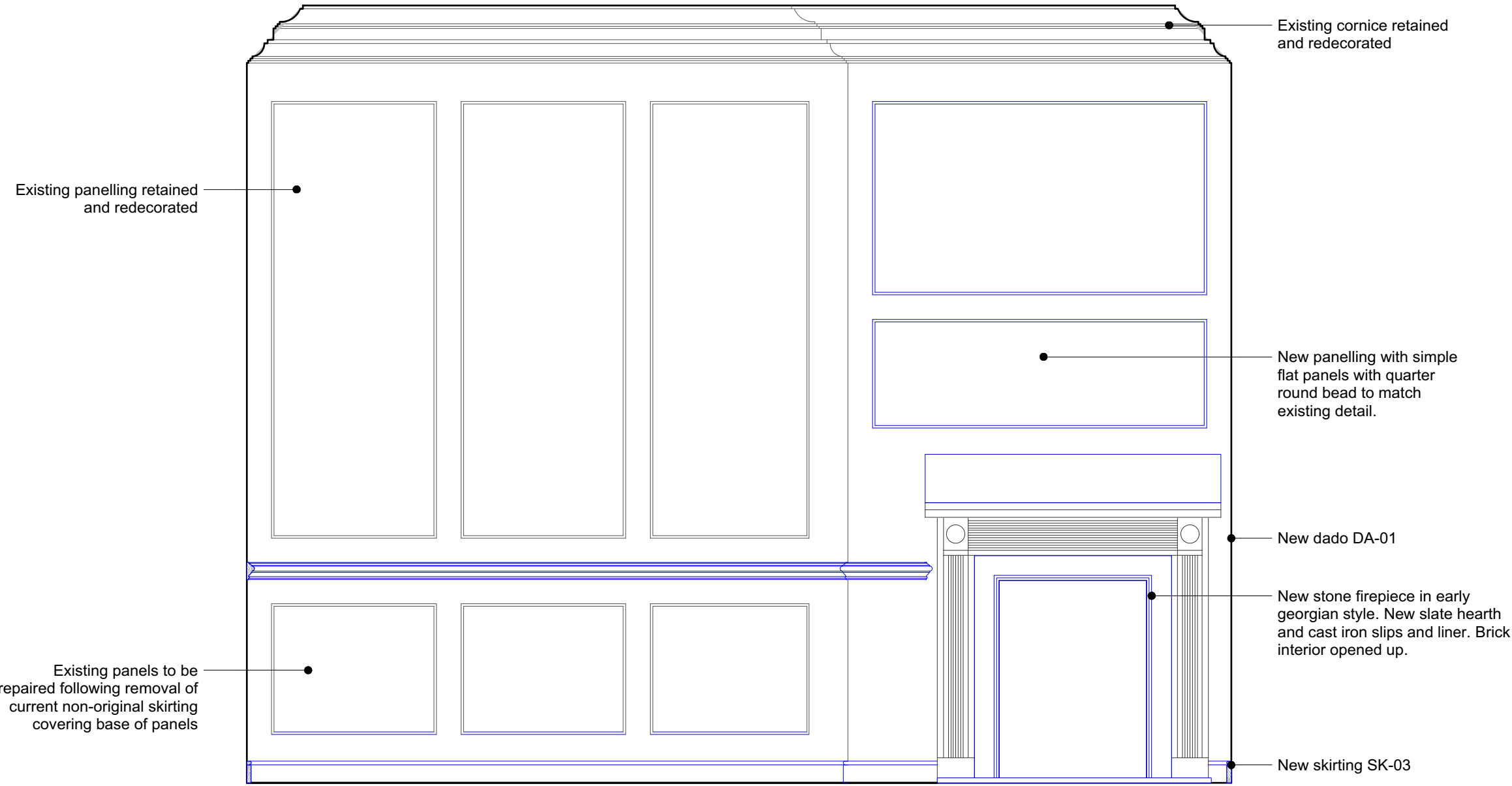
REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

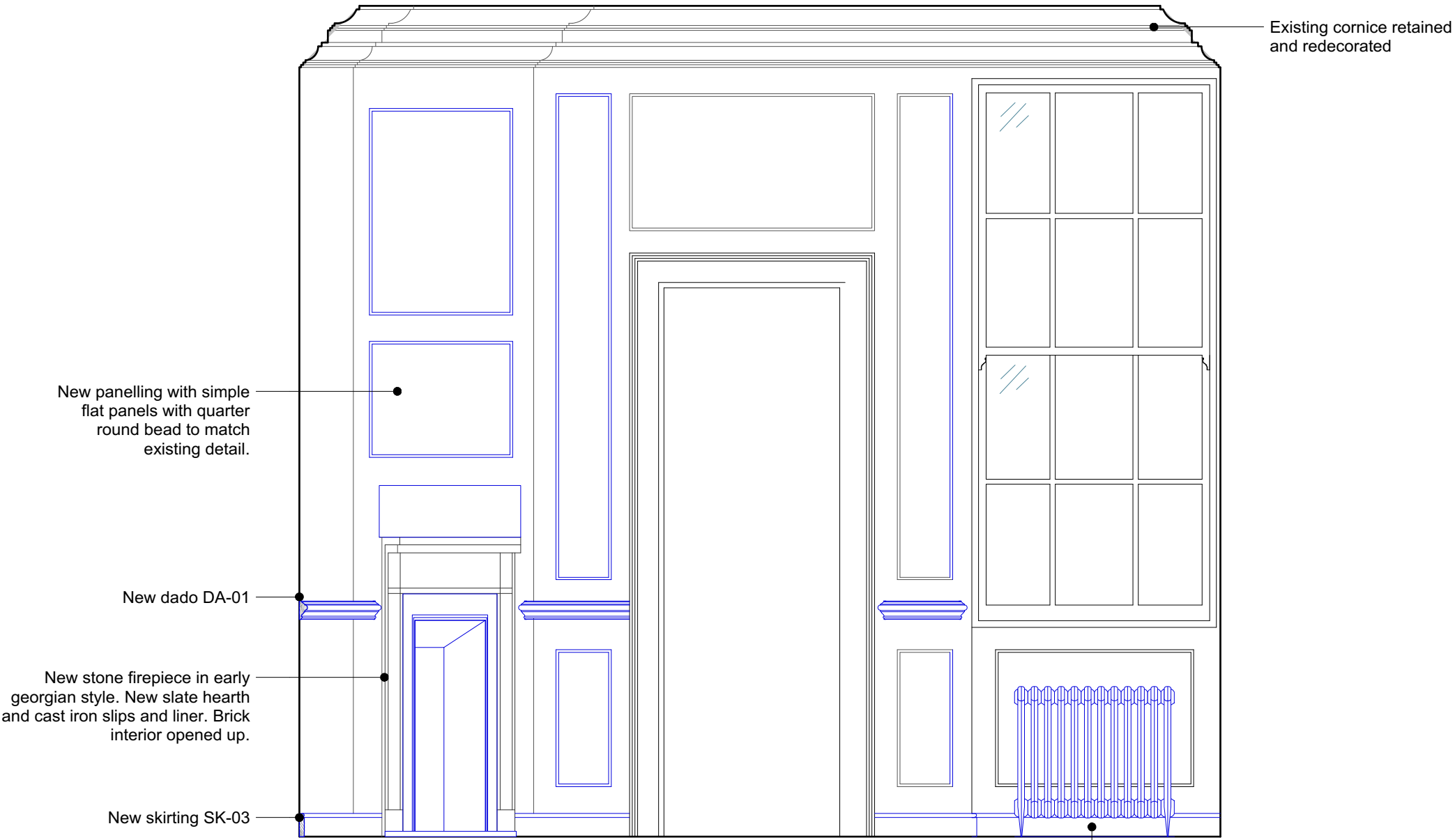
Wall panelling notes:

- 1 All existing panelling to be stripped of paint, repaired and redecorated per submitted method statement
- 2 All new panelling to replicate the existing sizes, mouldings and design principles of the existing rails and panels
- 3 Where existing panels are damaged, new plywood panels to be slotted into existing rails
- 4 For skirting types see P301
- 5 For cornice types see P306

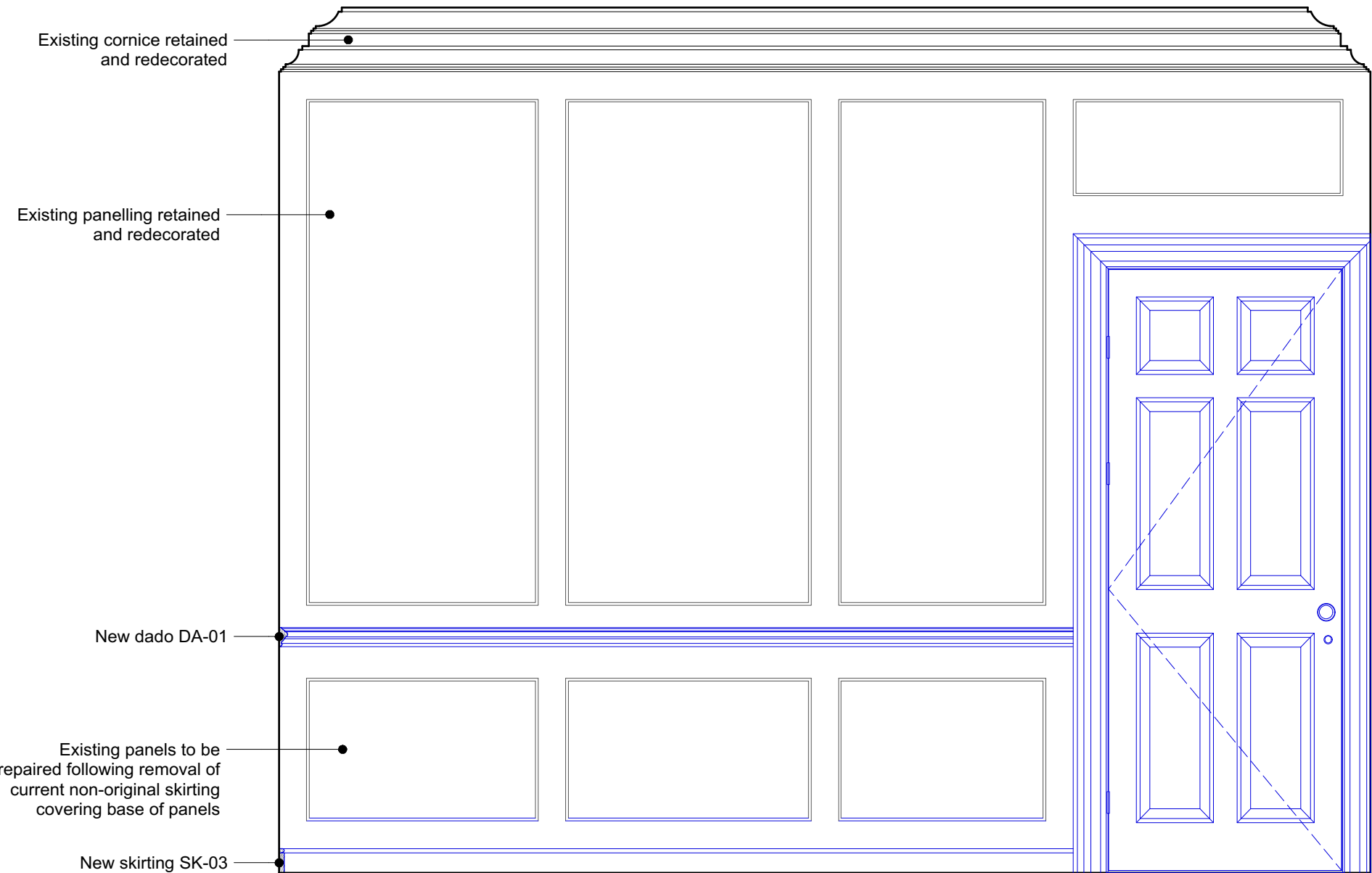
- Items in **black** are existing
- Items in **blue** are new or repaired



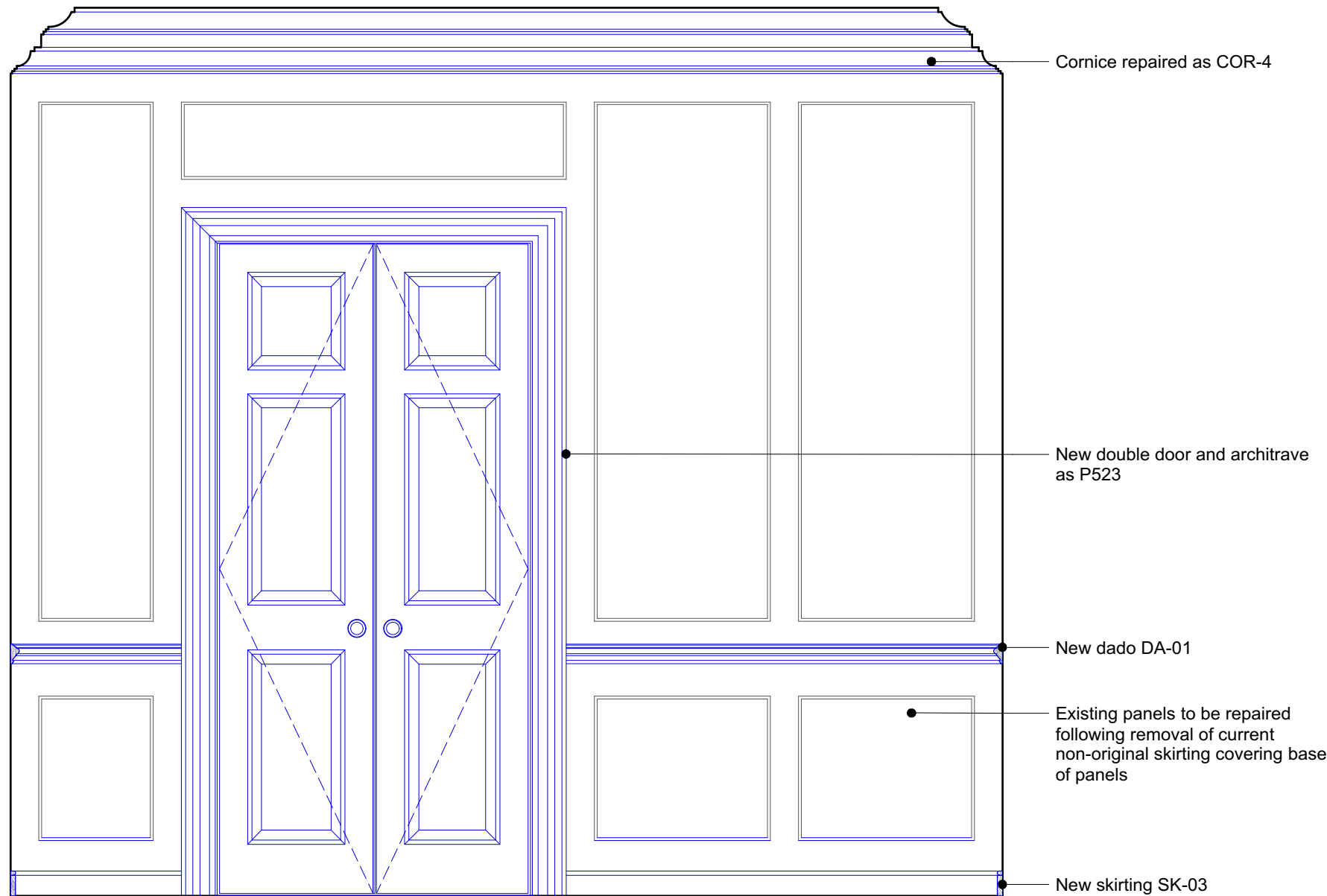
1 Proposed Internal Elevation - First Floor Library 103  
Scale: 1:20  
P473



2 Proposed Internal Elevation - First Floor Library 103  
Scale: 1:20  
P473

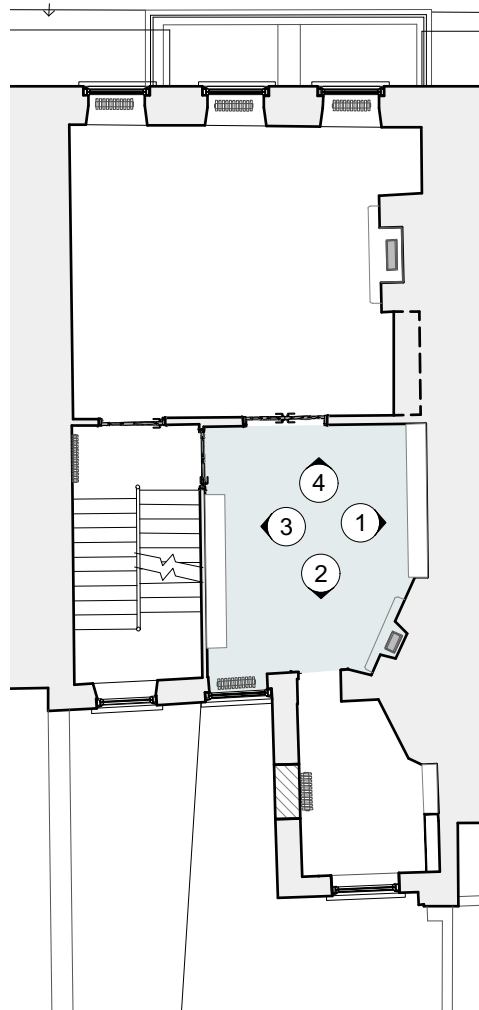


3 Proposed Internal Elevation - First Floor Library 103  
Scale: 1:20  
P473



4 Proposed Internal Elevation - First Floor Library 103  
Scale: 1:20  
P473

First floor key plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Proposed internal elevations  
**First Floor Library 103**

SCALE  
1:20 @ A1 / 1:40 @ A3

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
**QA203**

DRAWING NO.  
**P473**

REV.  
**A**

37 Great James Street

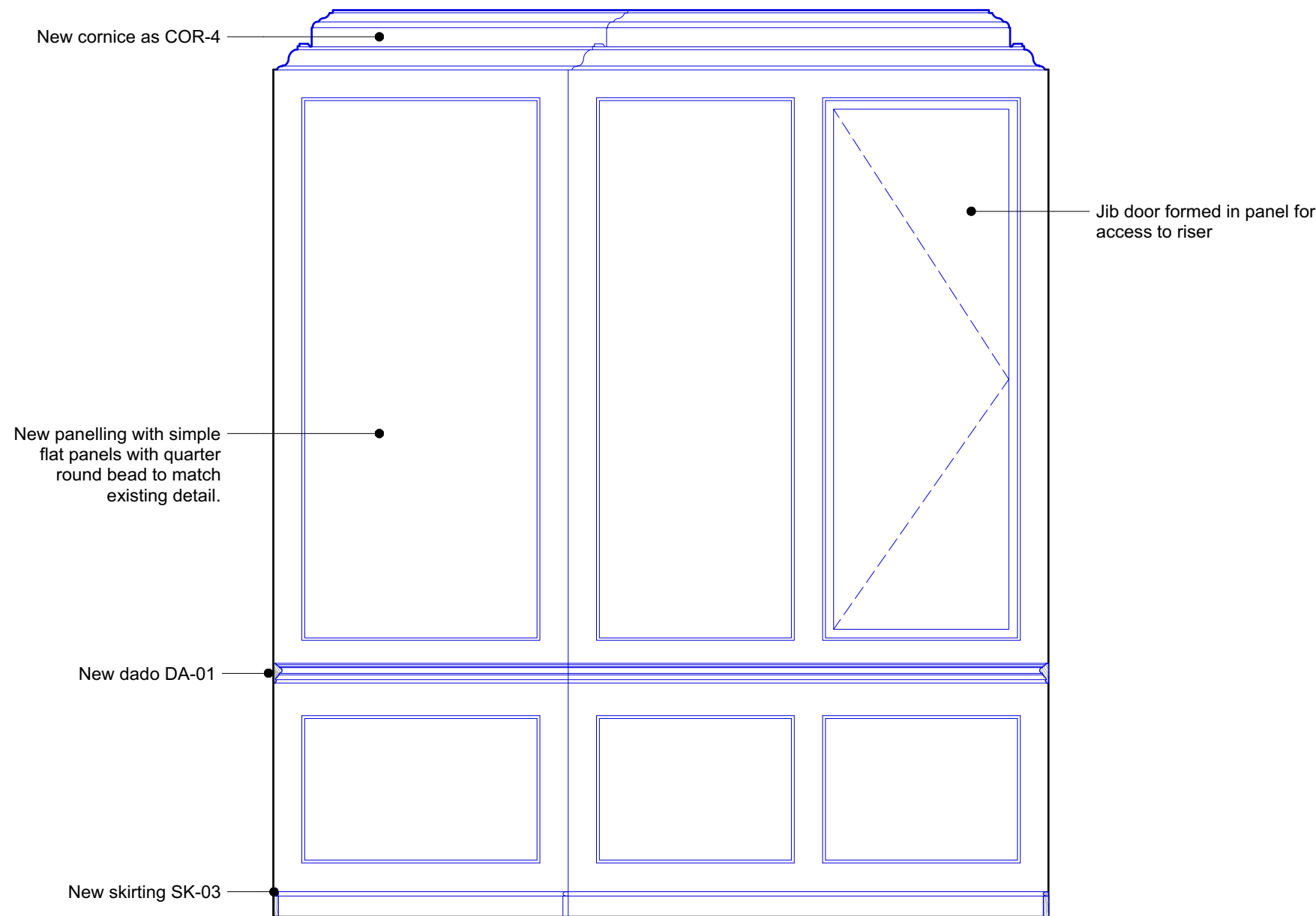
REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

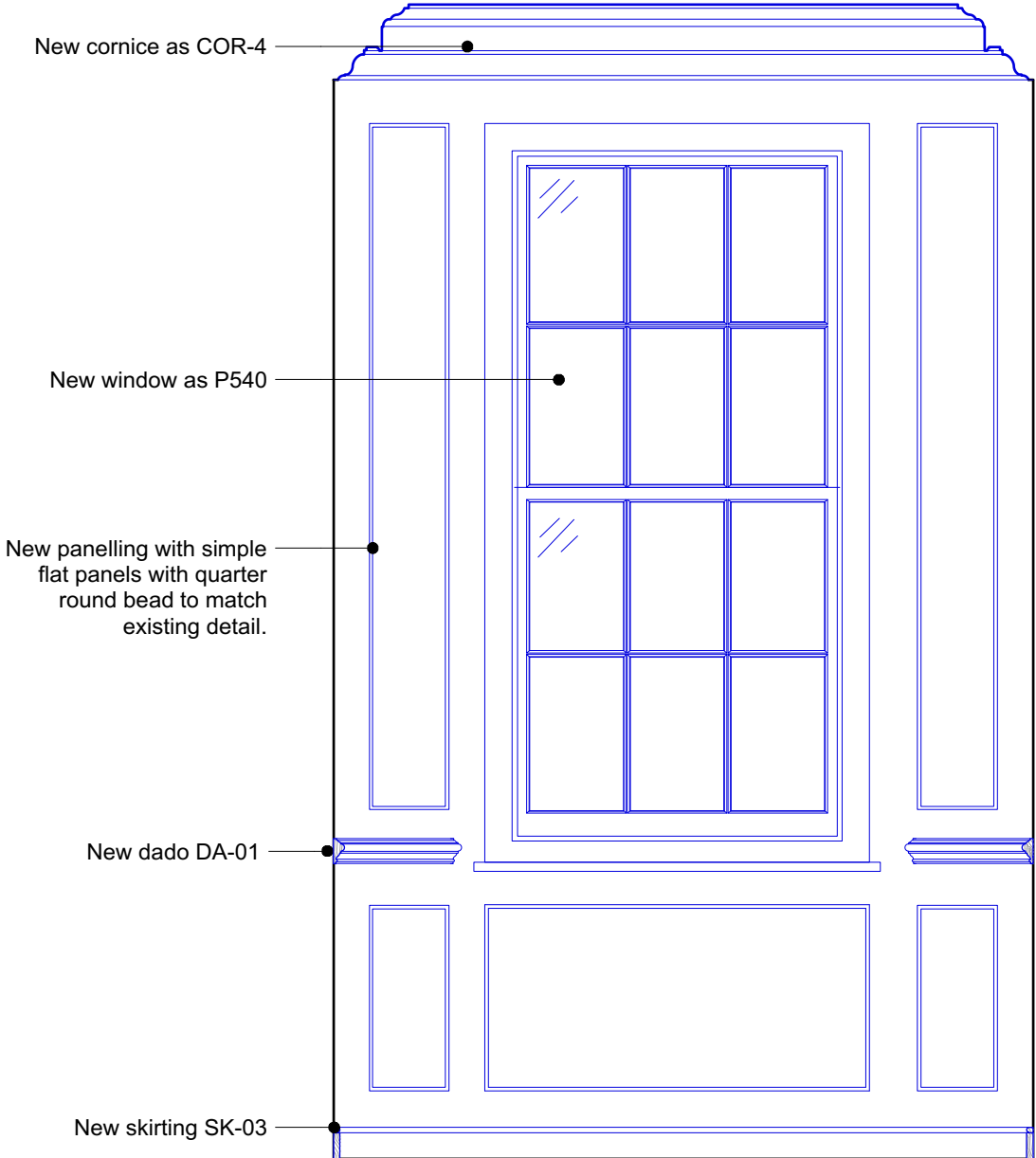
Wall panelling notes:

- 1 All existing panelling to be stripped of paint, repaired and redecorated per submitted method statement
- 2 All new panelling to replicate the existing sizes, mouldings and design principles of the existing rails and panels
- 3 Where existing panels are damaged, new plywood panels to be slotted into existing rails
- 4 For skirting types see P301
- 5 For cornice types see P306

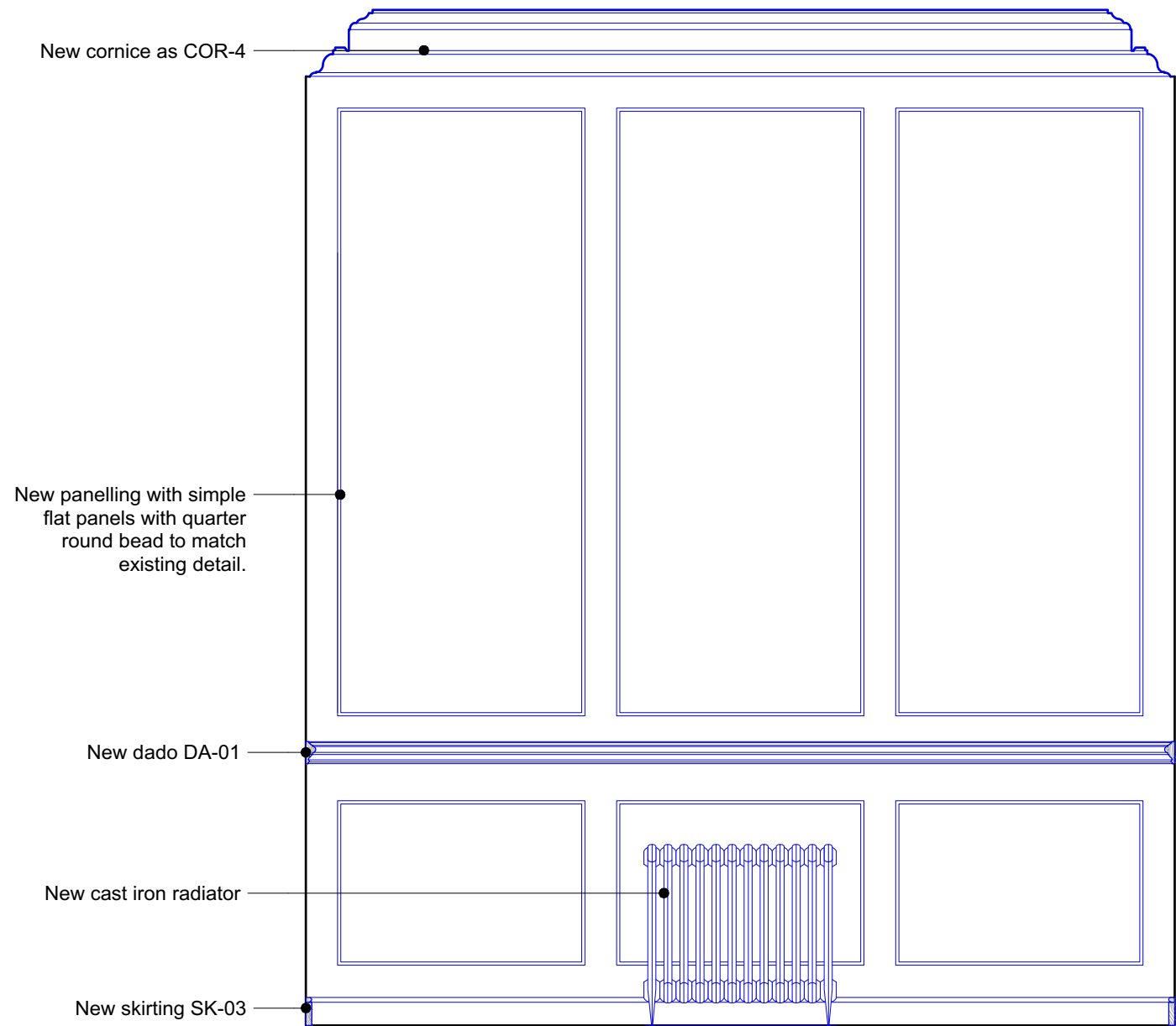
- Items in **black** are existing
- Items in **blue** are new or repaired



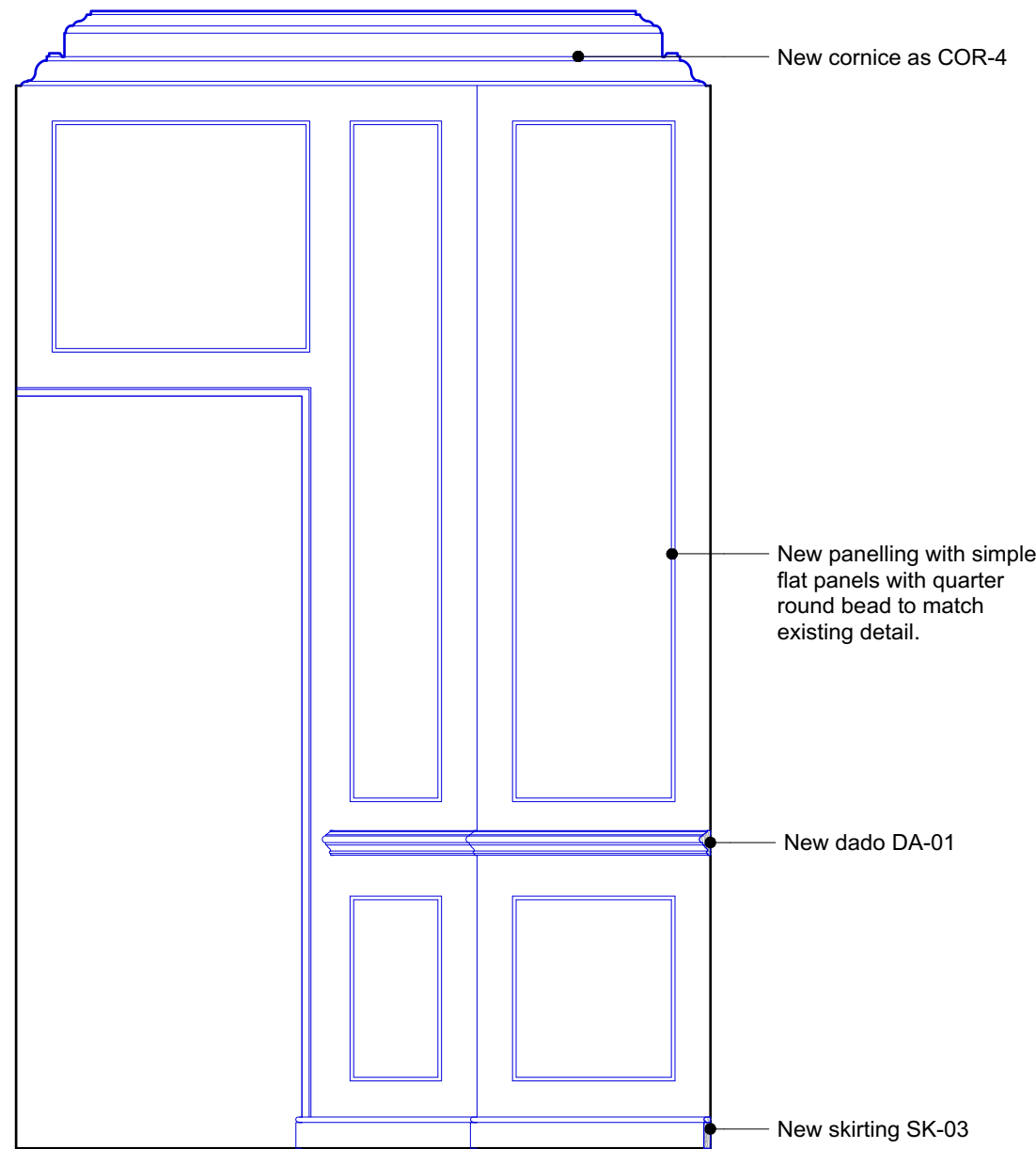
2 Proposed Internal Elevation - First Floor Study 104  
P474 Scale: 1:20



1 Proposed Internal Elevation - First Floor Study 104  
P474 Scale: 1:20

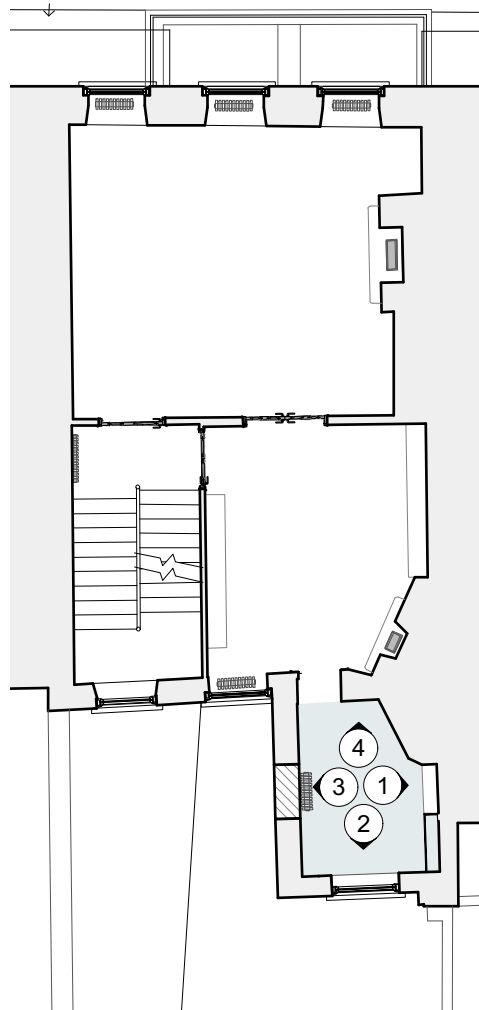


3 Proposed Internal Elevation - First Floor Study 104  
P474 Scale: 1:20



4 Proposed Internal Elevation - First Floor Study 104  
P474 Scale: 1:20

First floor key plan:



Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Existing internal elevations  
First Floor Study 104

SCALE 1:20 @ A1 / 1:40 @ A3

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
P474

REV.  
A

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Internal door notes:

Door Leaf  
New solid timber panelled door, primed and painted.

Beading  
Ovolo beading to match existing details

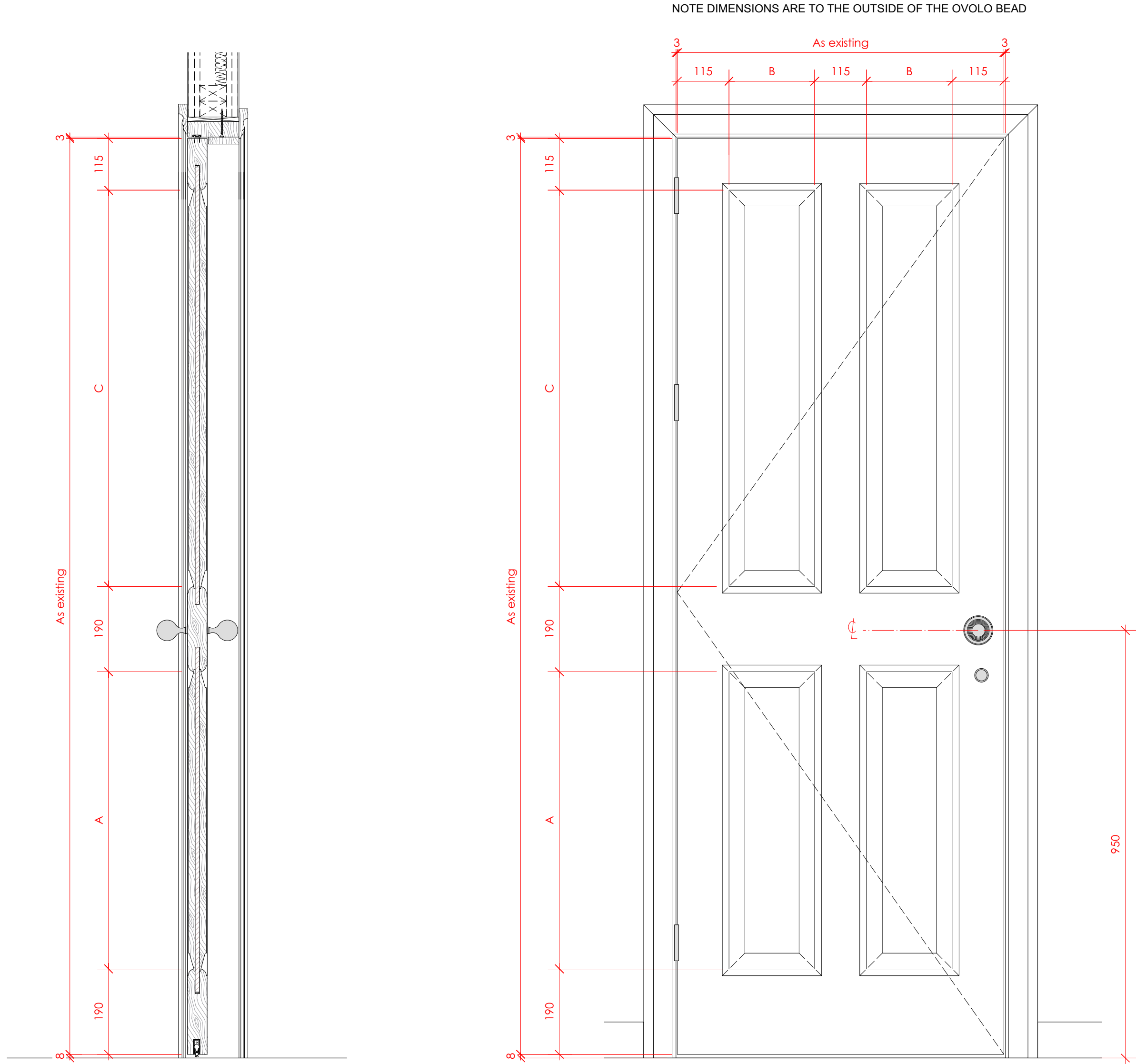
Fire rated doors (around stair)  
Fit fire rated doors with rebated intumescent seals to frame and fire resistant panel to core of doors.

Architrave  
Solid timber 65mm wide x 25mm thk.

Frame  
Where new, solid timber frame and stop to suit wall thickness

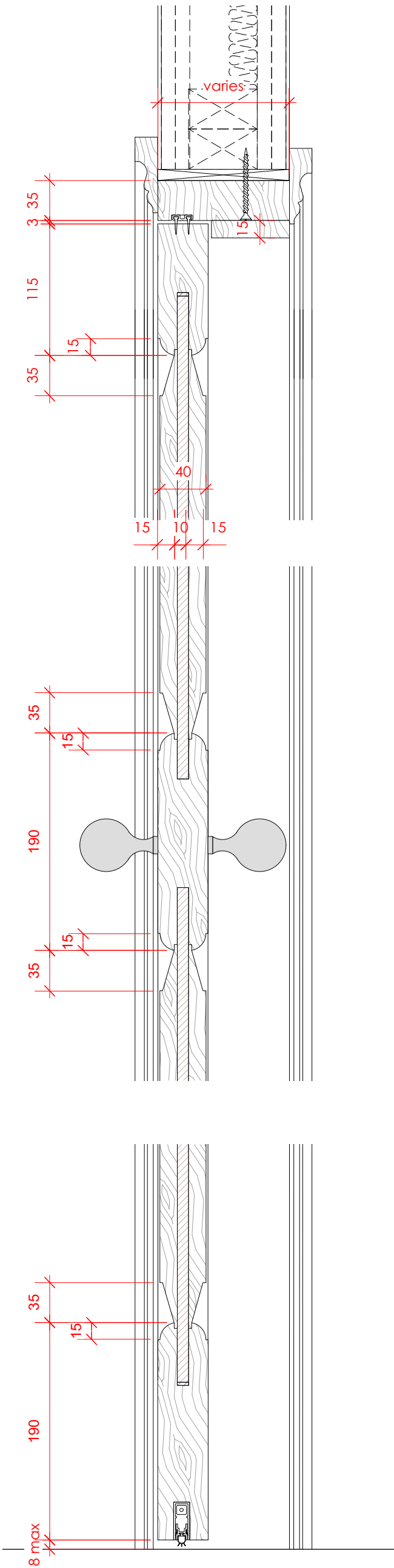
Seals  
White lorient acoustic drop seal to underside of door leaf

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

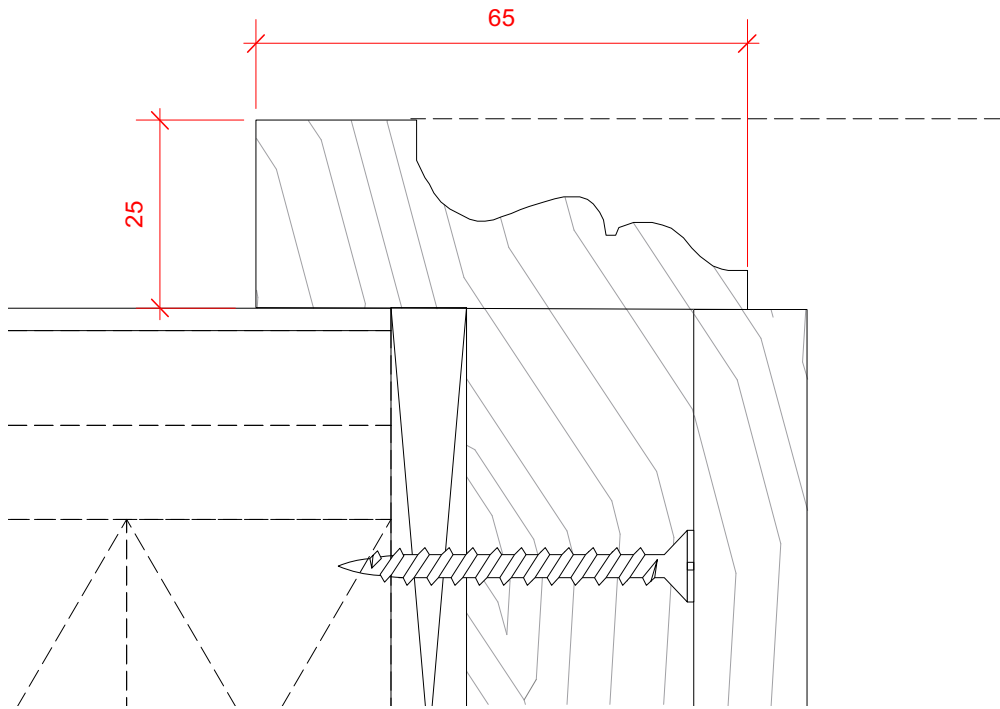


1 Door section  
P520  
Scale: 1:8

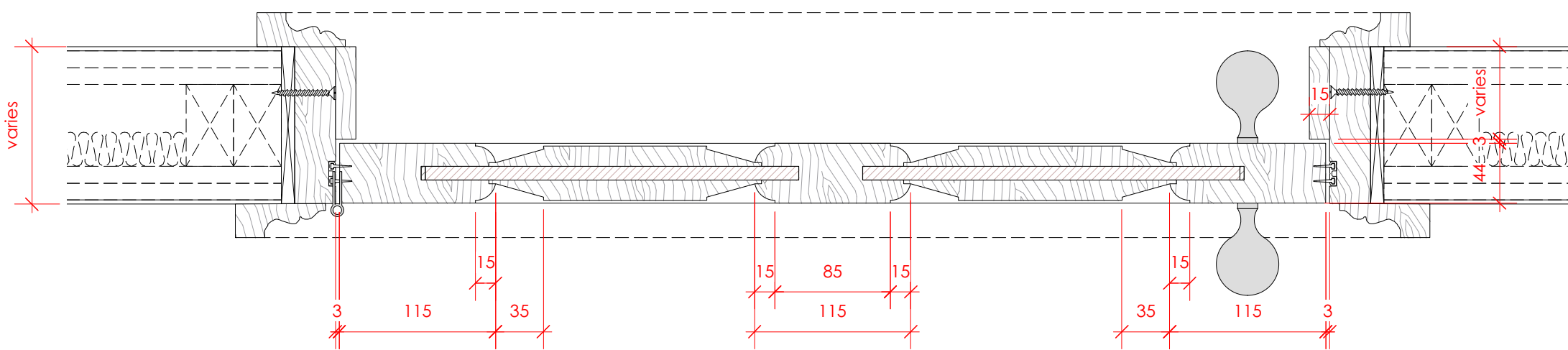
2 Door elevation  
P520  
Scale: 1:8



3 Door section details  
P520  
Scale: 1:4



4 Architrave Detail  
P520  
1:1 @ A1



5 Door section details  
P520  
Scale: 1:4

Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

Components  
Internal Doors Type 1  
Typical 4 panel door

SCALE  
Varies. Paper size A1

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
P520

REV.  
A



37 Great James Street

[illegible]

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL  
MISSESIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS  
DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.  
QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

**internal door notes:**

ew solid timber panelled door, primed and painted.

beading  
 involo beading to match existing details

fit fire rated doors with rebated intumescent seals to frame and fire resistant panel to core of doors.

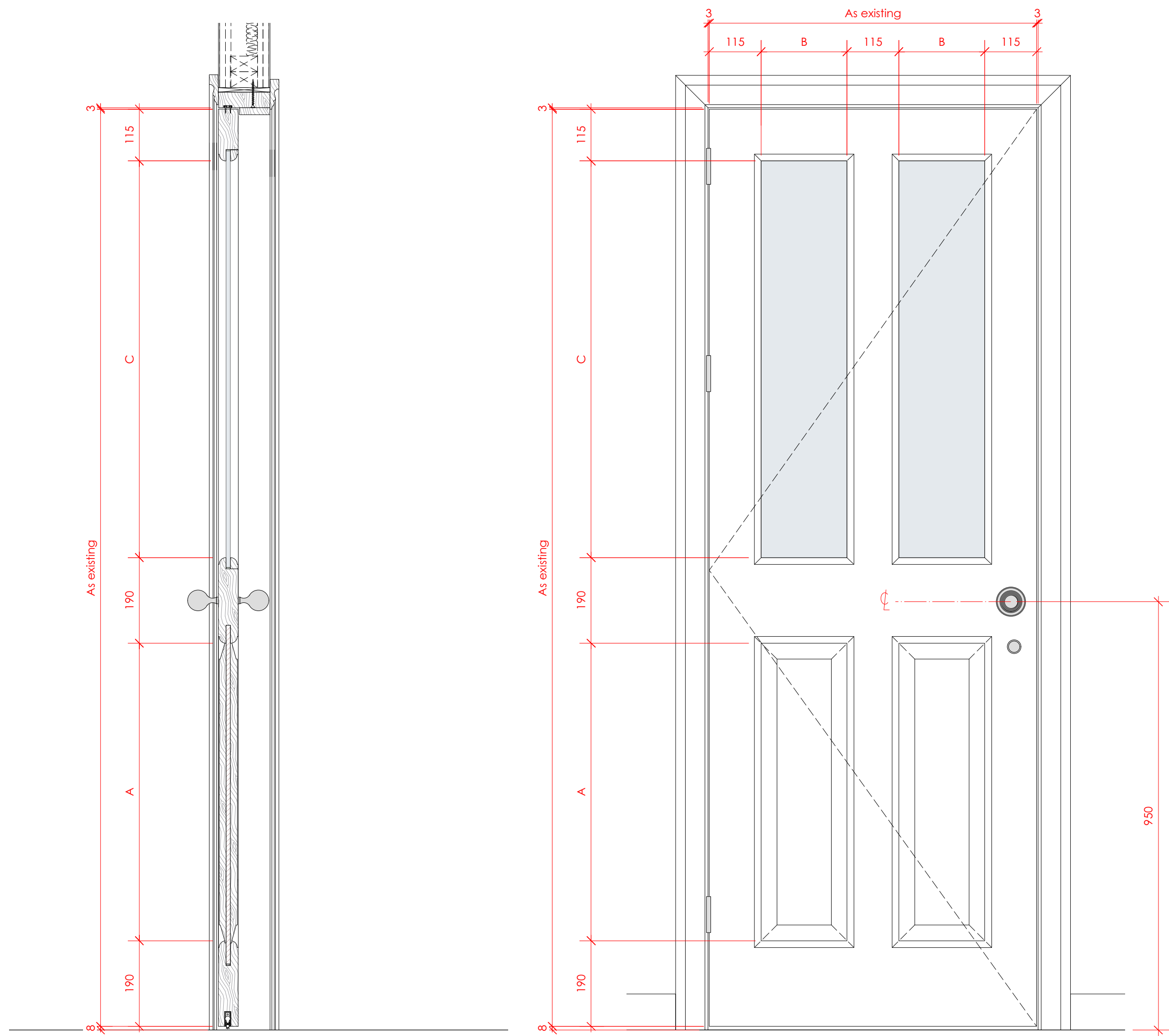
0mm clear fire rated glass (Pyrodur or similar)

solid timber 65mm wide x 25mm thk.

Where new, solid timber frame and stop to suit wall thickness

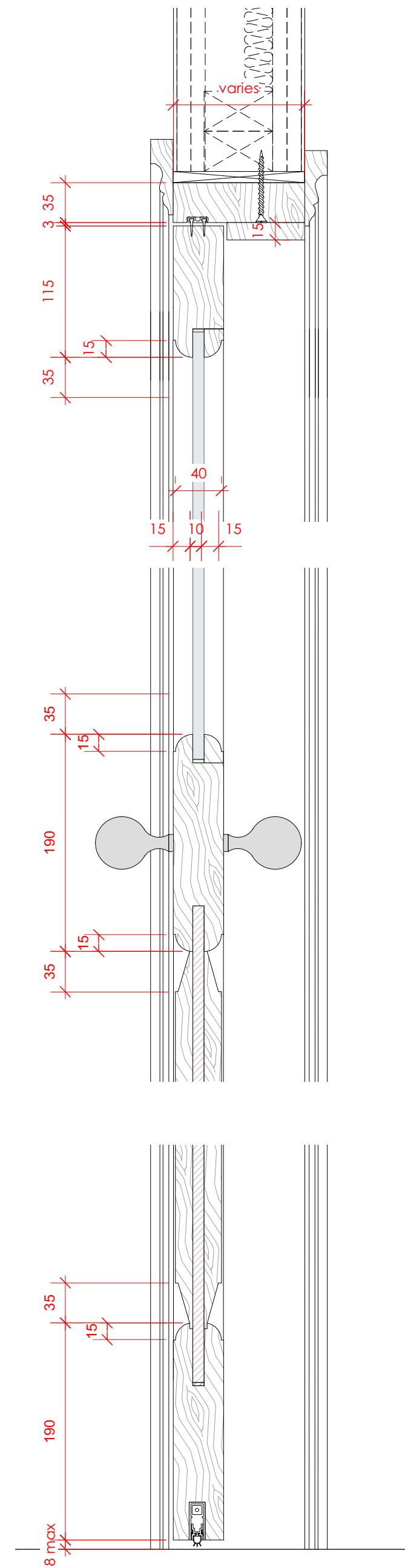
White Lorient acoustic drop seal to underside of door leaf

fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise  
concealed. No visible screwheads / nail heads permissible.



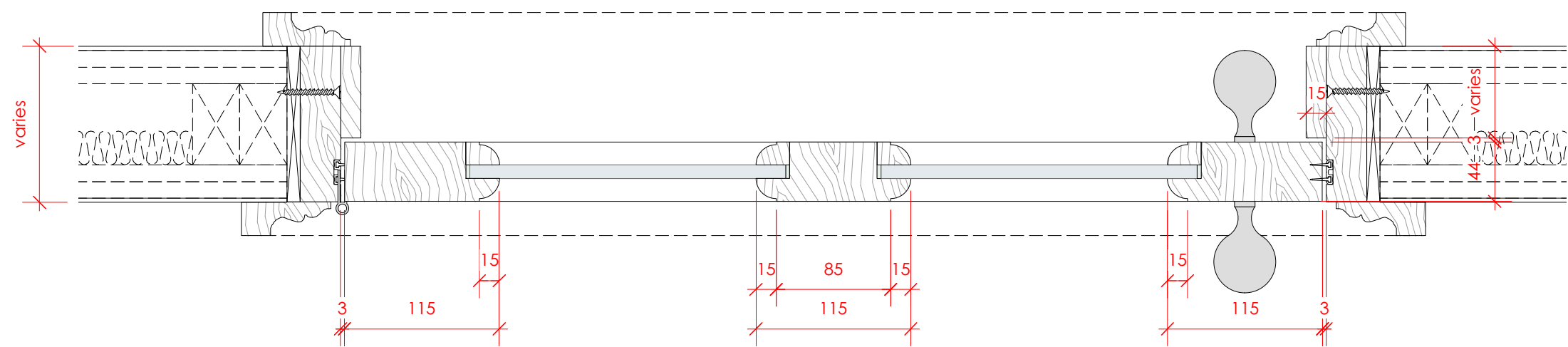
1 Door section  
P521 Scale: 1:8

2 Door elevation  
P521 Scale: 1:8



3 Door section details  
P521 Scale: 1:4

*Architraves as detail 4 on drawing P520*



4 Door section details  
P521 Scale: 1:4

# Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

RAWING TITLE

Components  
**Internal Doors Type 2**  
Glazed 4 panel door

Varies. Paper size **A1**

DRAWN BY  
CE

## DRAWING STATUS

### PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
**P521**

REV.

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Internal door notes:

Door Leaf  
New solid timber panelled door, primed and painted.

Beading  
Ovolo beading to match existing details

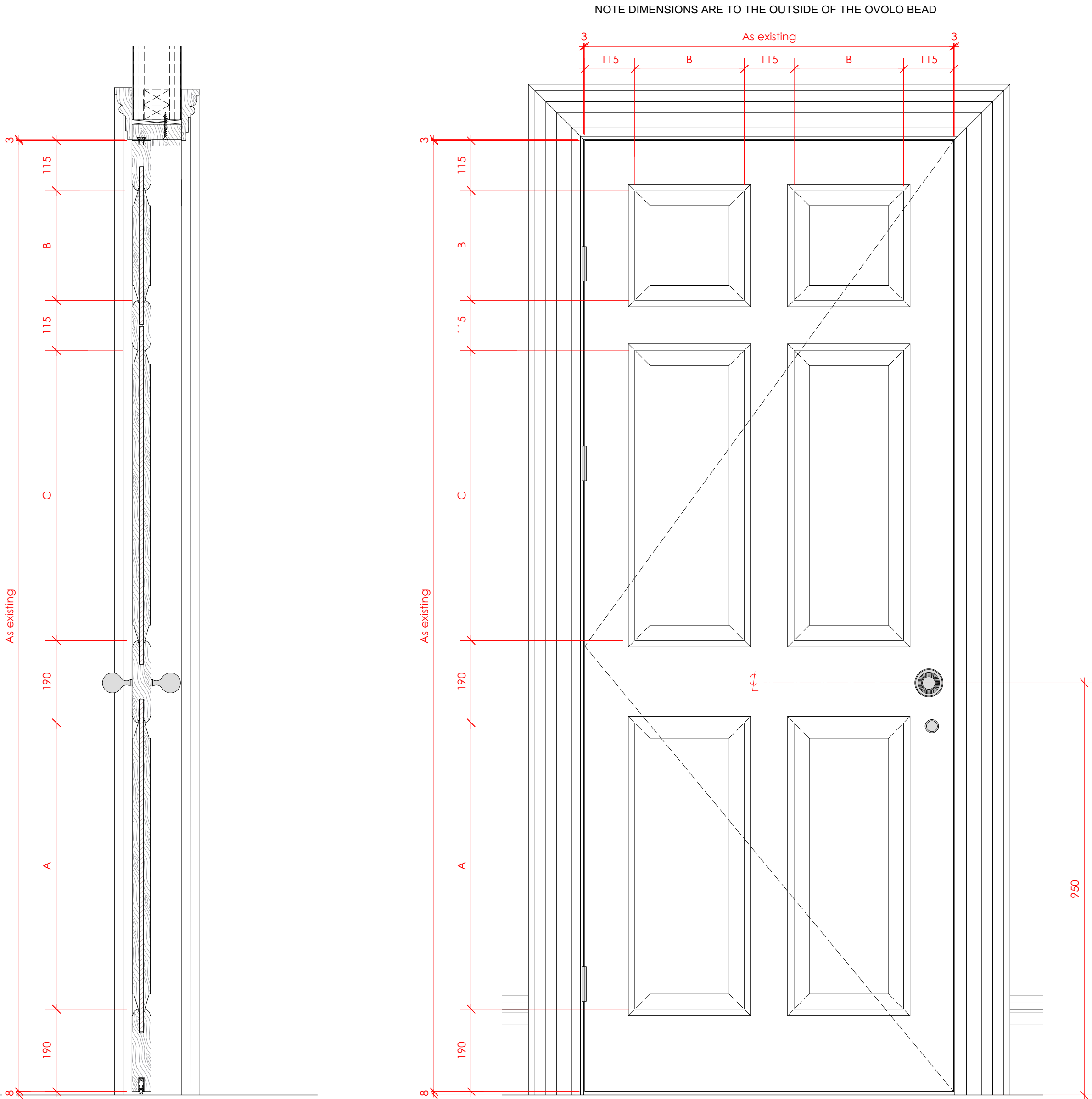
Fire rated doors (around stair)  
Fit fire rated doors with rebated intumescent seals to frame and fire resistant panel to core of doors.

Architrave  
Existing architraves retained

Frame  
Where new, solid timber frame and stop to suit wall thickness

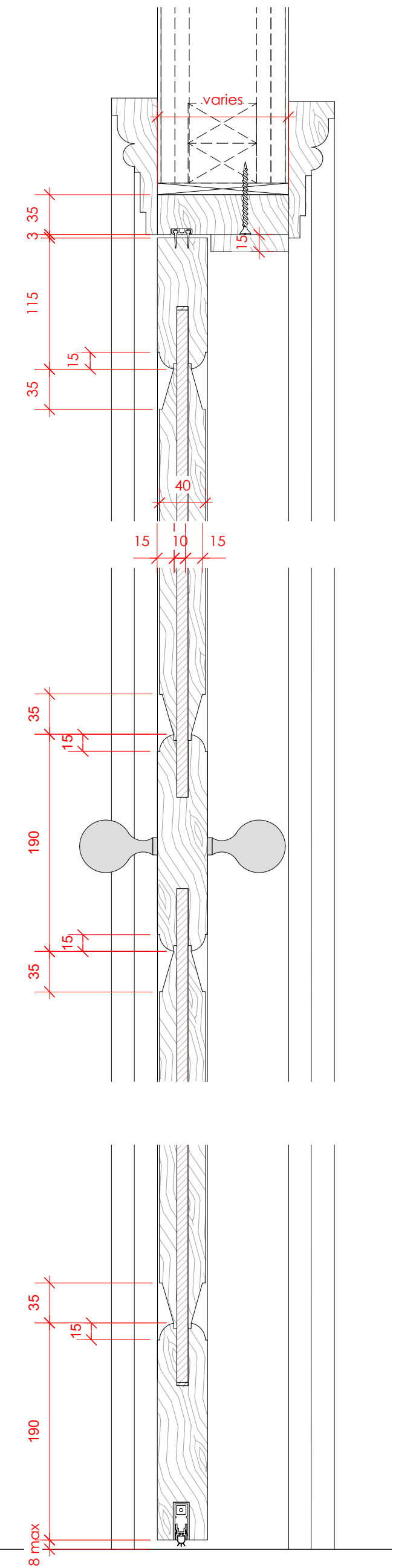
Seals  
White lorient acoustic drop seal to underside of door leaf

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

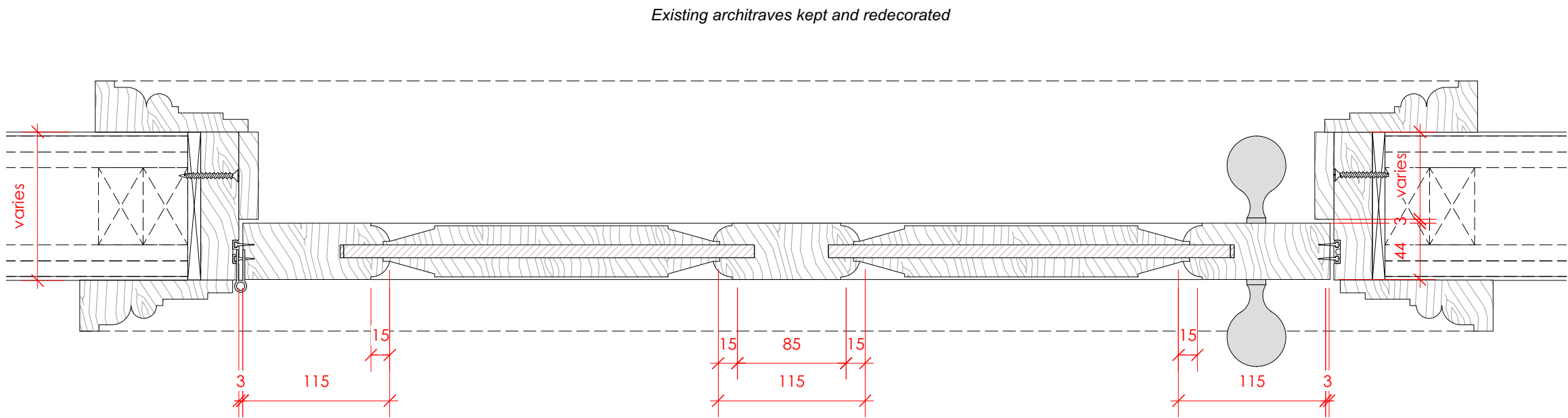


1 Door section  
P522  
Scale: 1:8

2 Door elevation  
P522  
Scale: 1:8



3 Door section details  
P522  
Scale: 1:4



5 Door section details  
P522  
Scale: 1:4

Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

Components  
Internal Doors Type 3  
Typical 6 panel door

SCALE  
Varies. Paper size A1

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
P522

REV.  
A

37 Great James Street

[illegible]

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL  
OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS  
DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.  
QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

**Internal door notes:**

Door Leaf  
New solid timber panelled door, primed and painted.

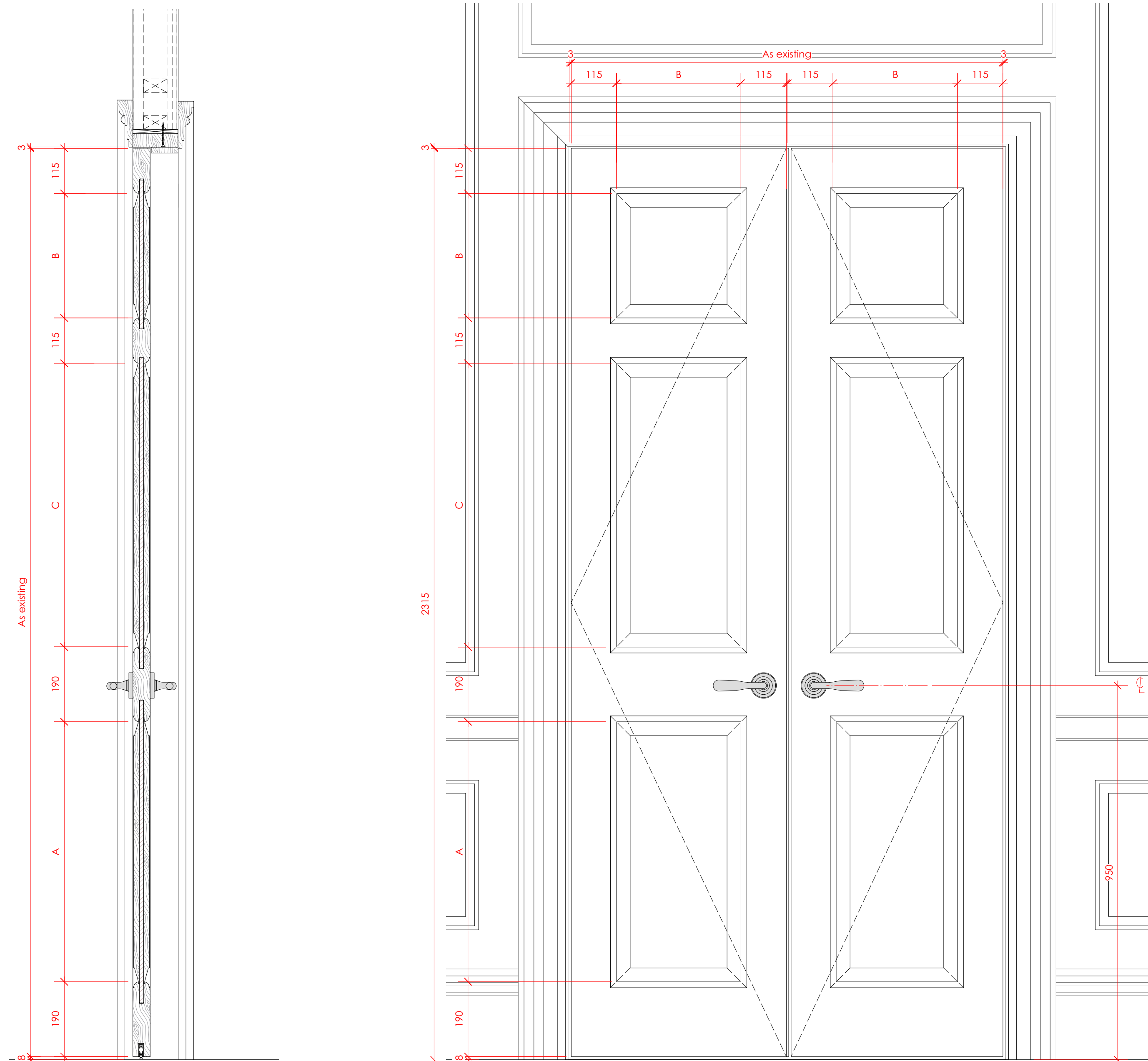
Ovolo beading to match existing details

Architrave  
Solid timber 120mm wide x 40mm thk - to match detail of existing  
architraves on upper floors.

Where new, solid timber frame and stop to suit wall thickness

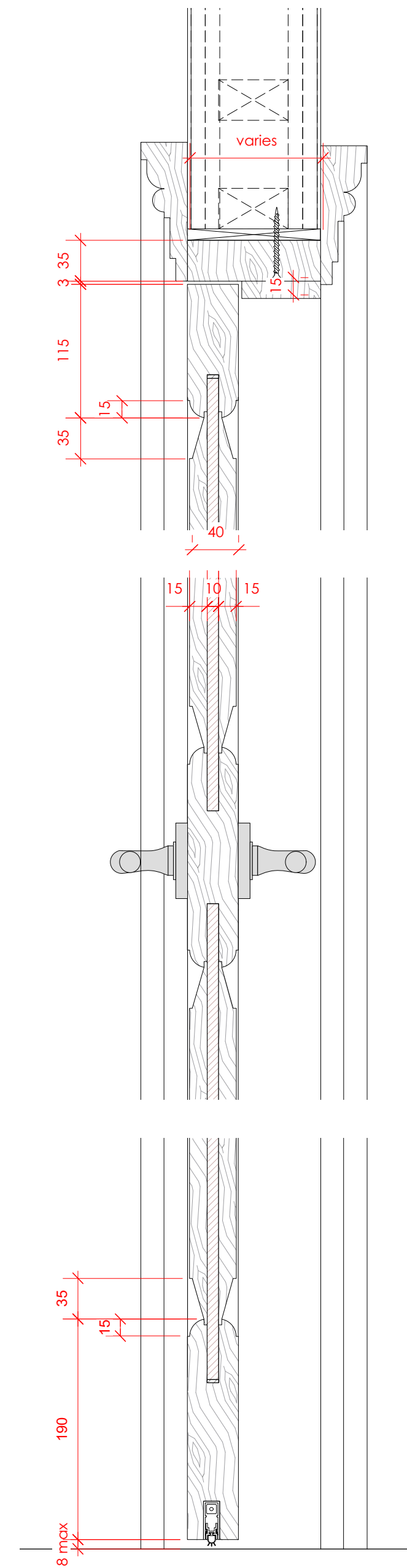
Seals  
White Iorient acoustic drop seal to underside of door leaf

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

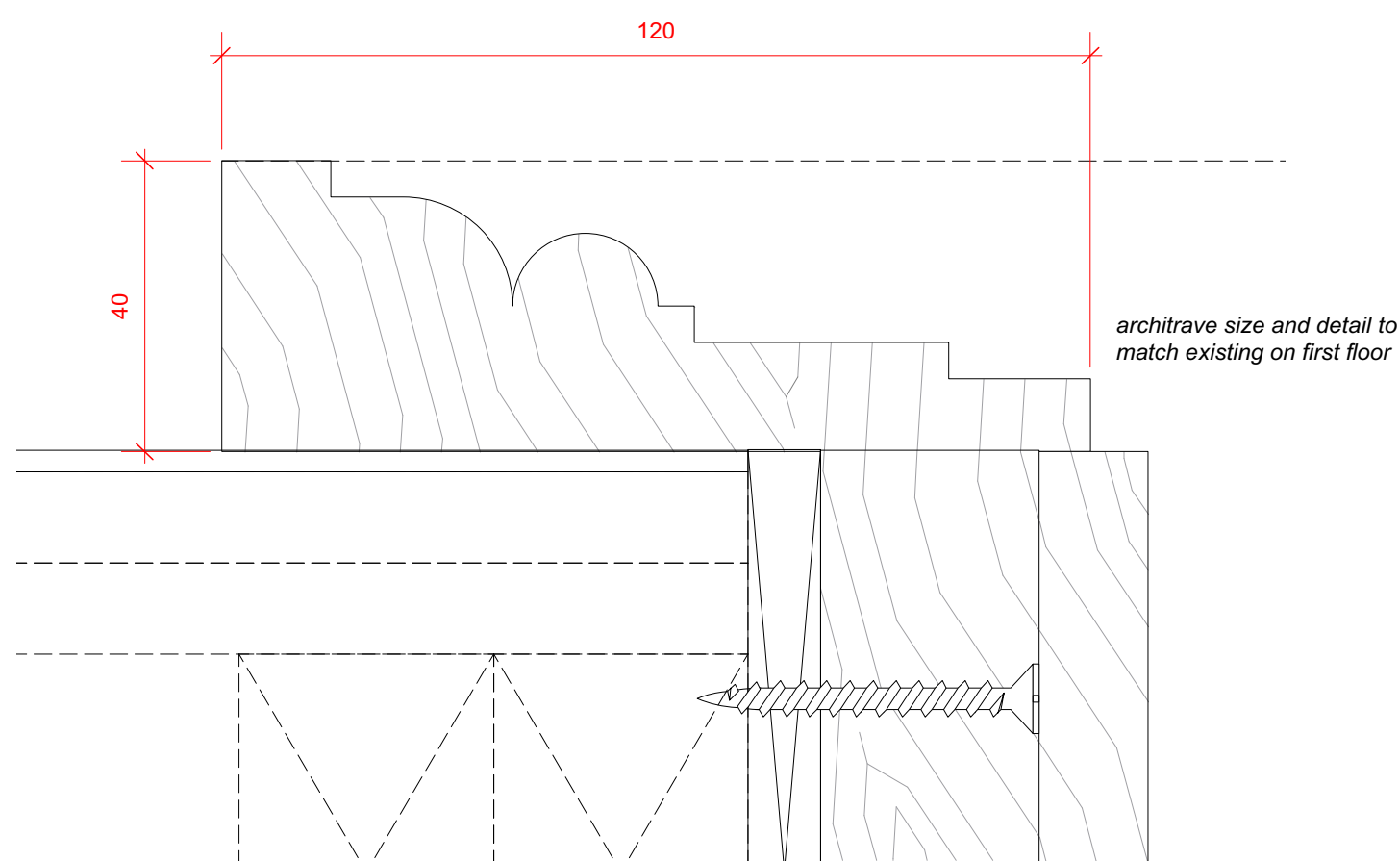


1 Door section  
P523 Scale: 1:8

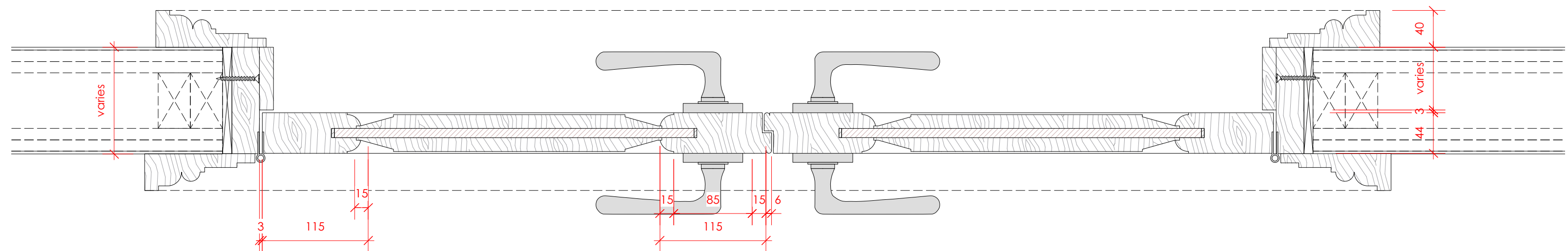
2 Door elevation  
P523 Scale: 1:8



3 Door section details  
P523 Scale: 1:4



4 Architrave detail  
P523 Scale: Actual Size



**5** Door section details  
P523 Scale: 1:4

# Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

RAWING TITLE

### Components

#### Internal Doors Type 4

##### Double 6 panel door

Varies. Paper size **A1**

AWN BY  
E

CHECKED BY  
LQ

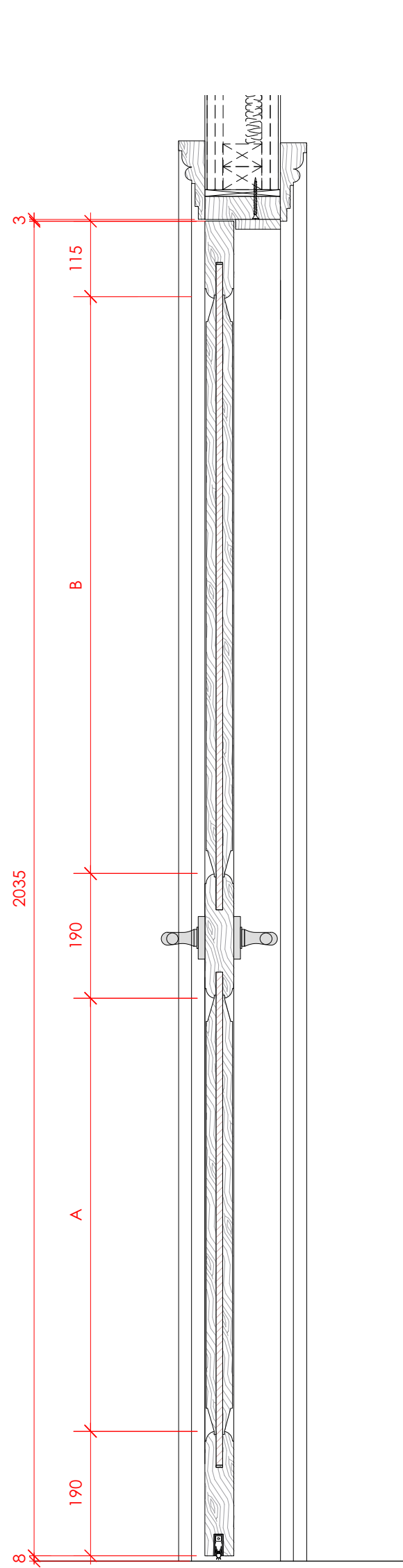
DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

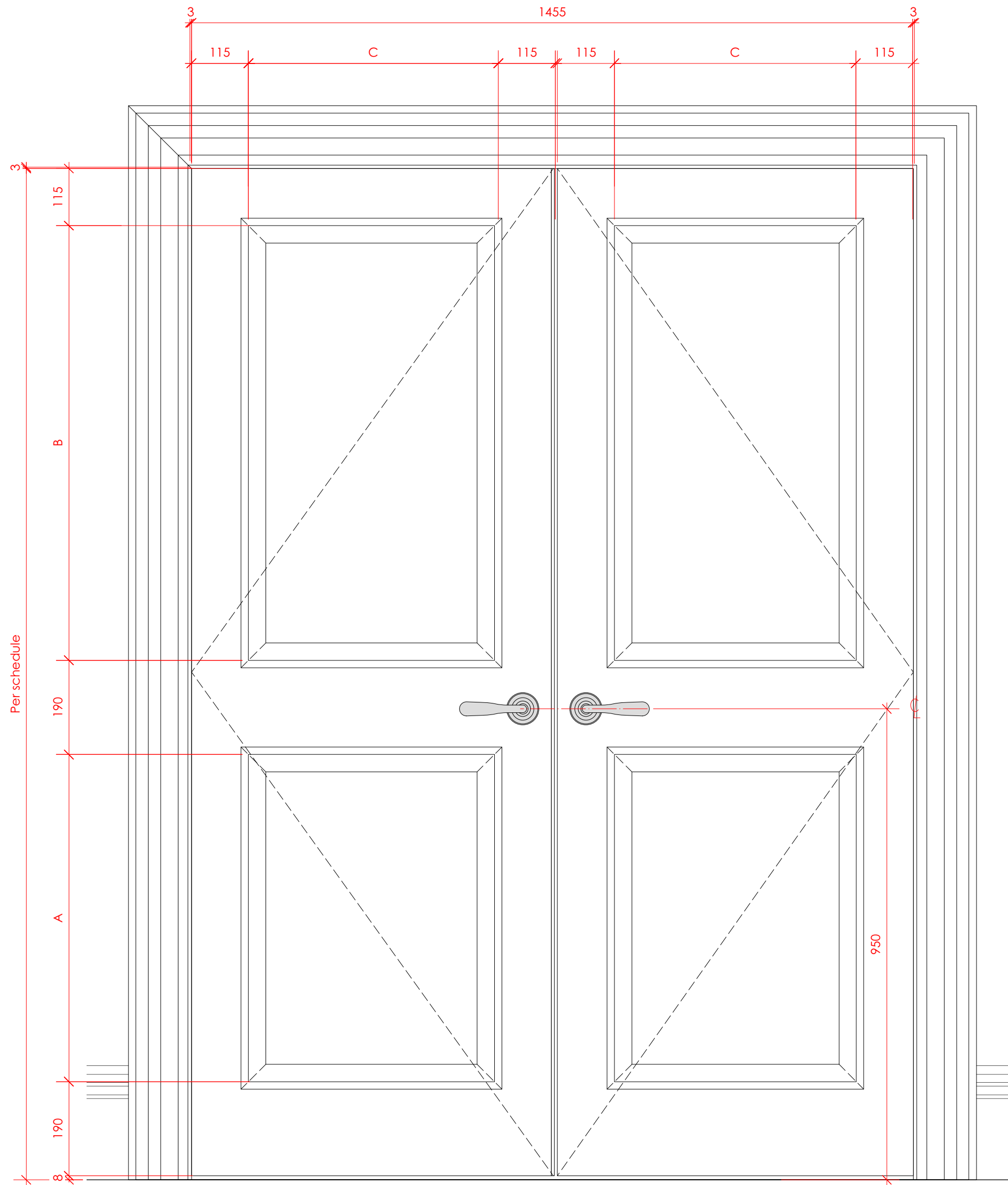
DRAWING NO.  
**P523**

A

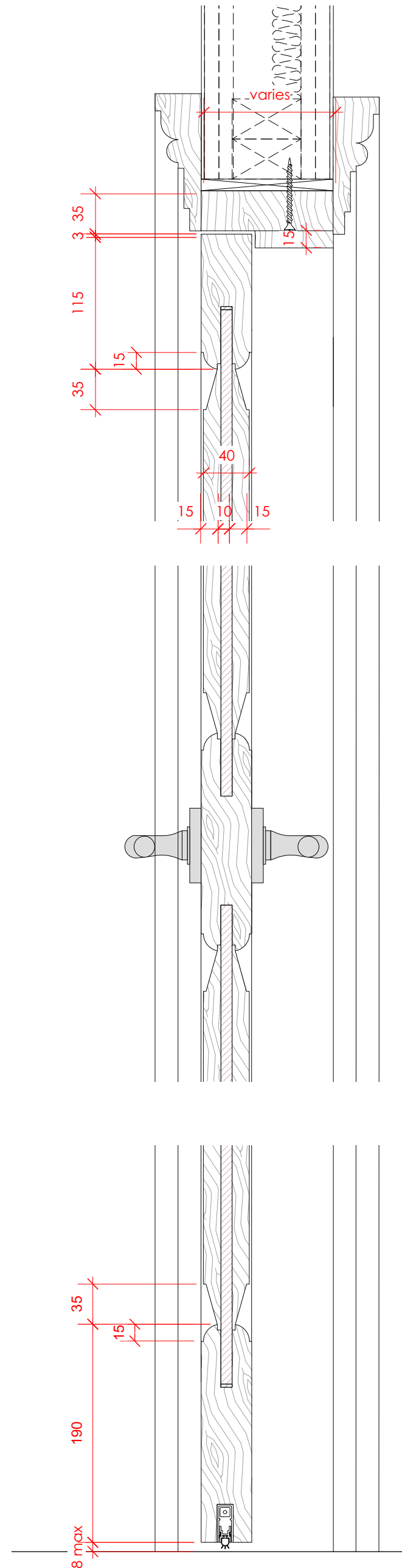




1 Door section  
P524  
Scale: 1:8

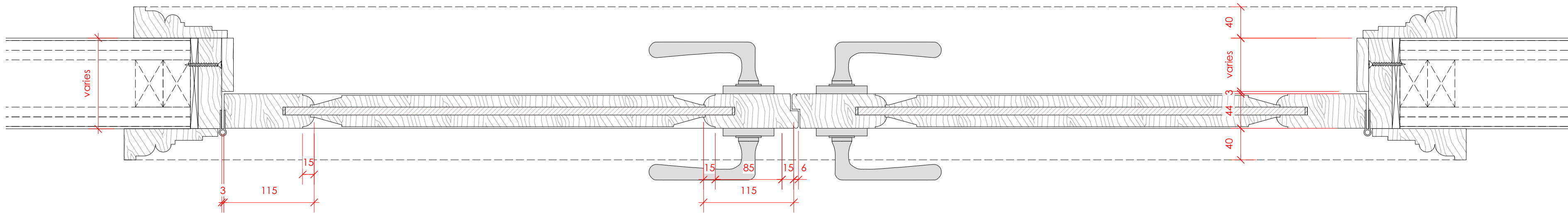


2 Door elevation  
P524  
Scale: 1:8



3 Door section details  
P524  
Scale: 1:4

Architraves as detail 4 on drawing P523



4 Door section details  
P524  
Scale: 1:4

37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

Internal door notes:

Door Leaf  
New solid timber panelled door, primed and painted.

Beading  
Ovolo beading to match existing details

Architrave  
Solid timber 120mm wide x 40mm thk - to match detail of existing architraves on upper floors.

Frame  
Where new, solid timber frame and stop to suit wall thickness

Seals  
White lorient acoustic drop seal to underside of door leaf

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

Components  
Internal Doors Type 5  
Double 2 panel door

SCALE  
Varies. Paper size A1

DRAWN BY  
CE

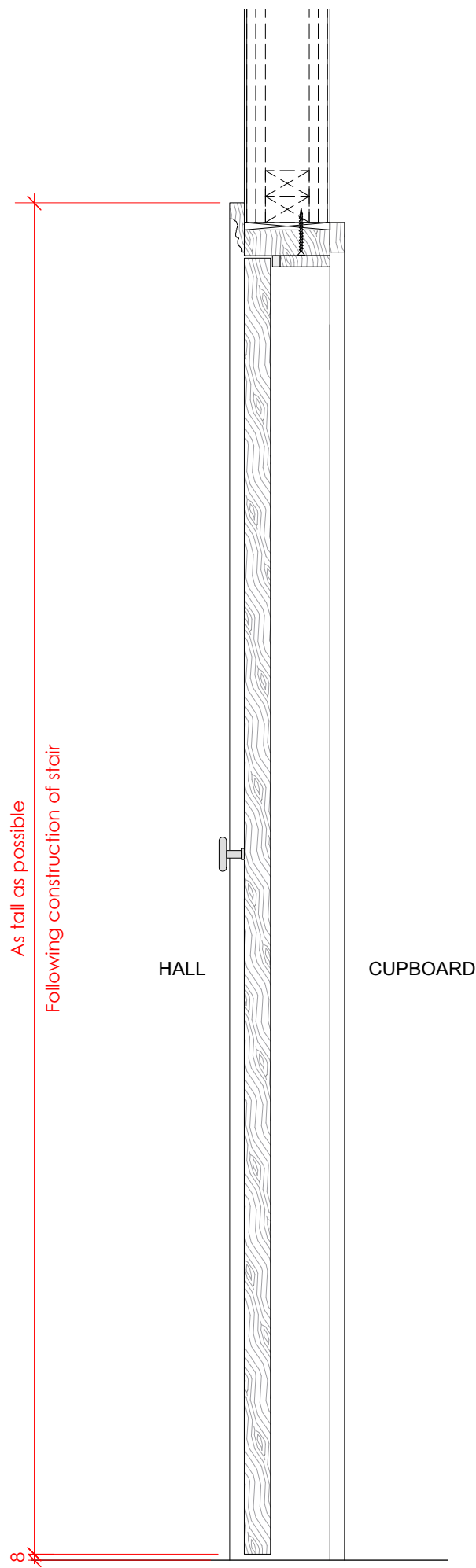
CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

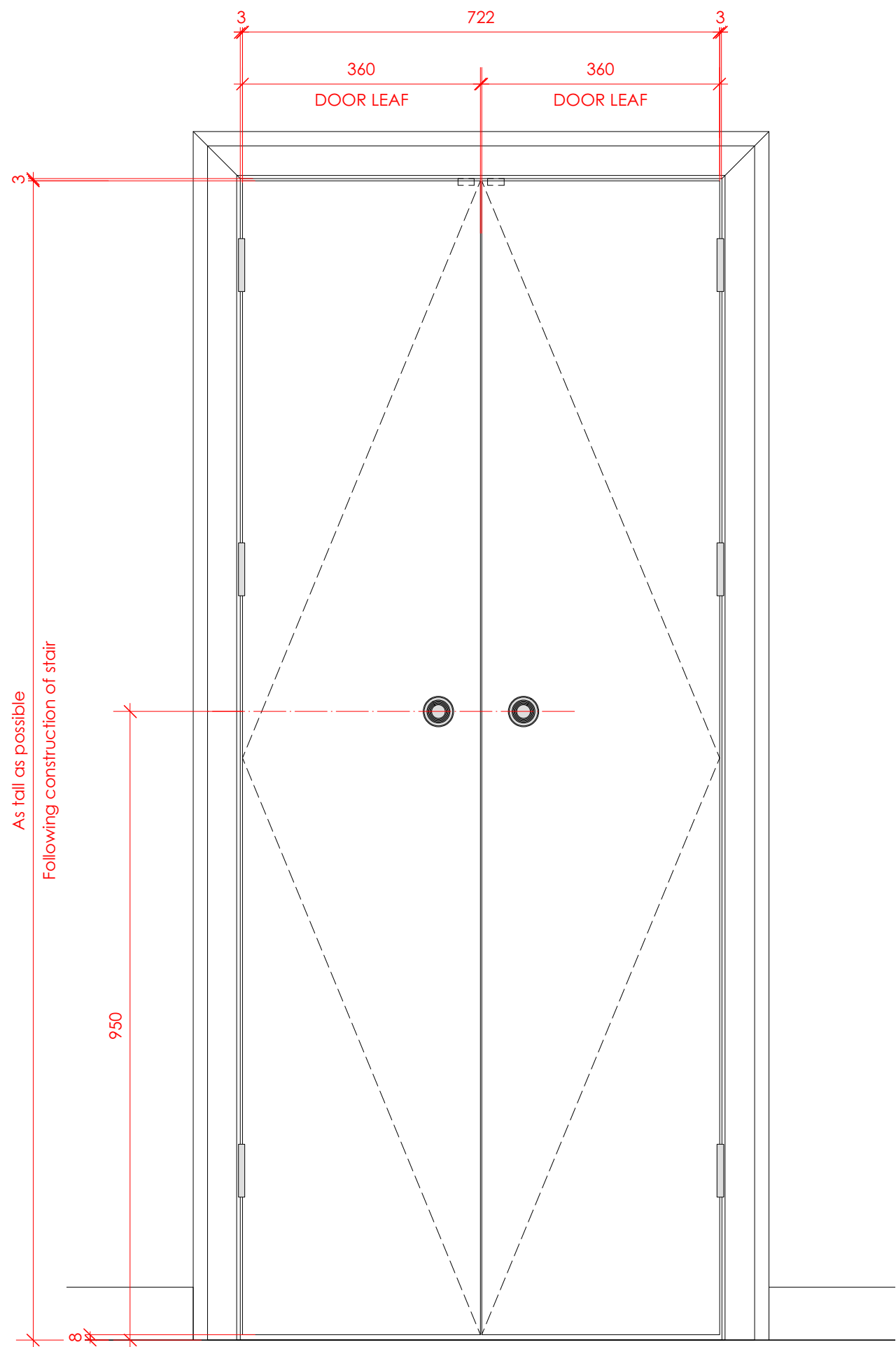
PROJECT NO.  
QA203

DRAWING NO.  
P524

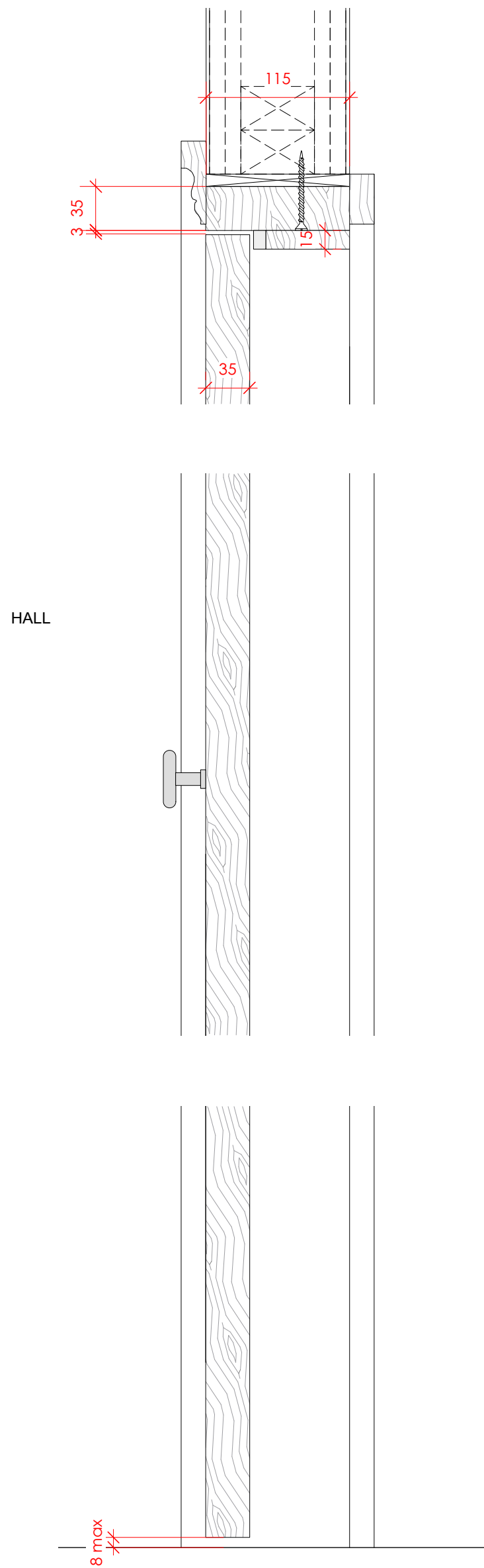
REV.  
A



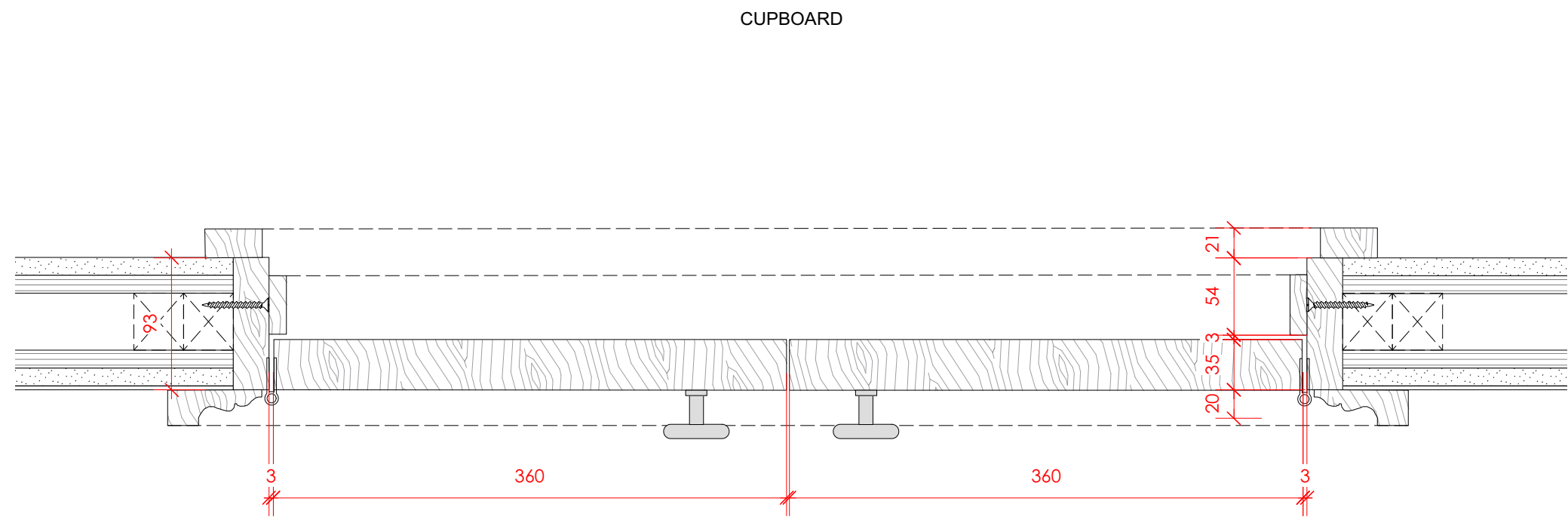
1 Door section  
P525  
Scale: 1:8



2 Door elevation  
P525  
Scale: 1:8



3 Door section details  
P525  
Scale: 1:4



4 Door section details  
P525  
Scale: 1:4

HALL  
Architraves as detail 4 on drawing P520

## 37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

### Internal door notes:

Door Leaf  
New solid timber door, primed and painted.

Architrave  
Solid timber 65mm wide x 25mm thk.

Frame  
Where new, solid timber frame and stop to suit wall thickness

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

## Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Components  
**Internal Doors Type 6**  
Understair cupboard double door

SCALE  
Varies. Paper size A1

DRAWN BY  
CE

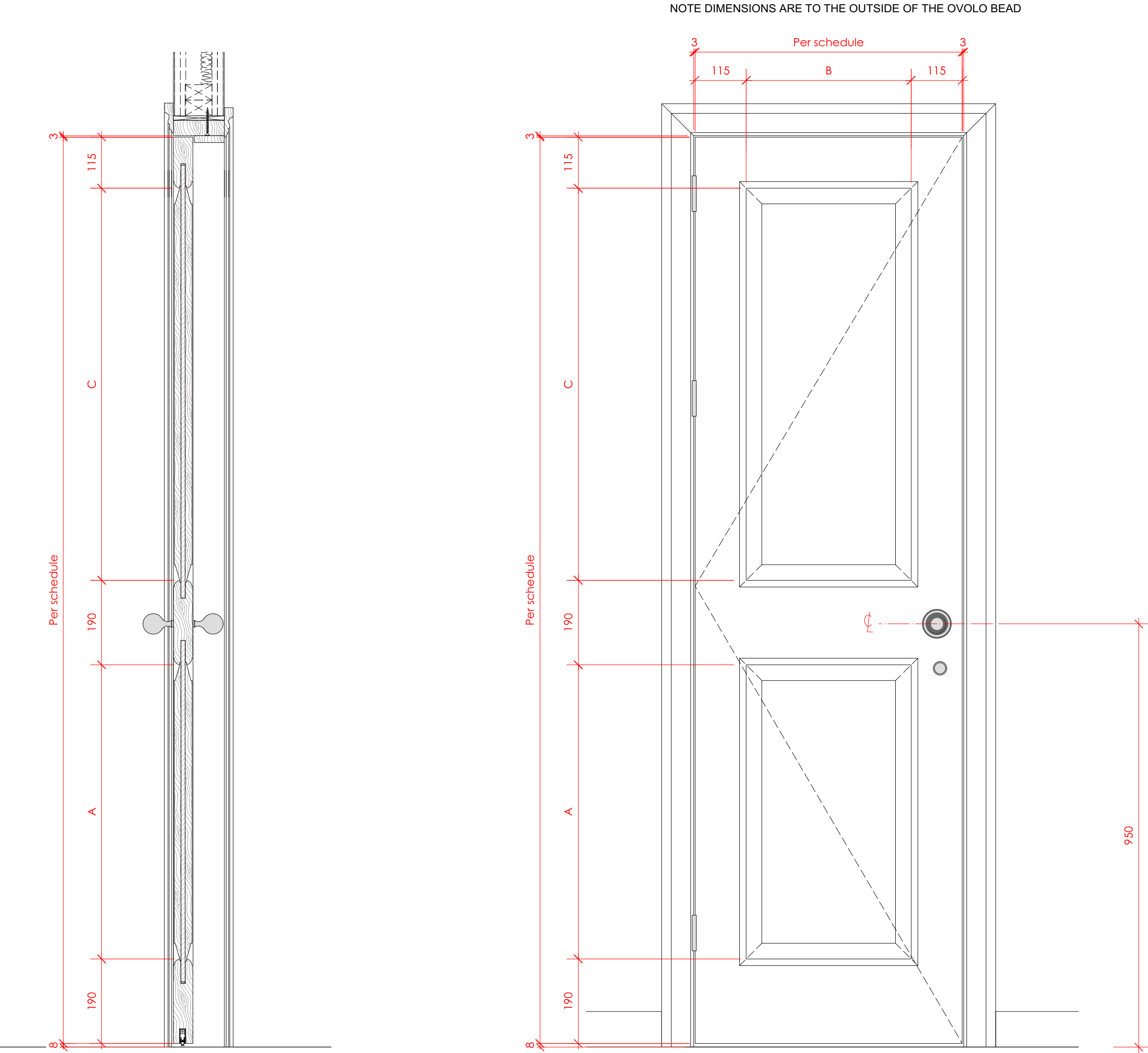
CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
**QA203**

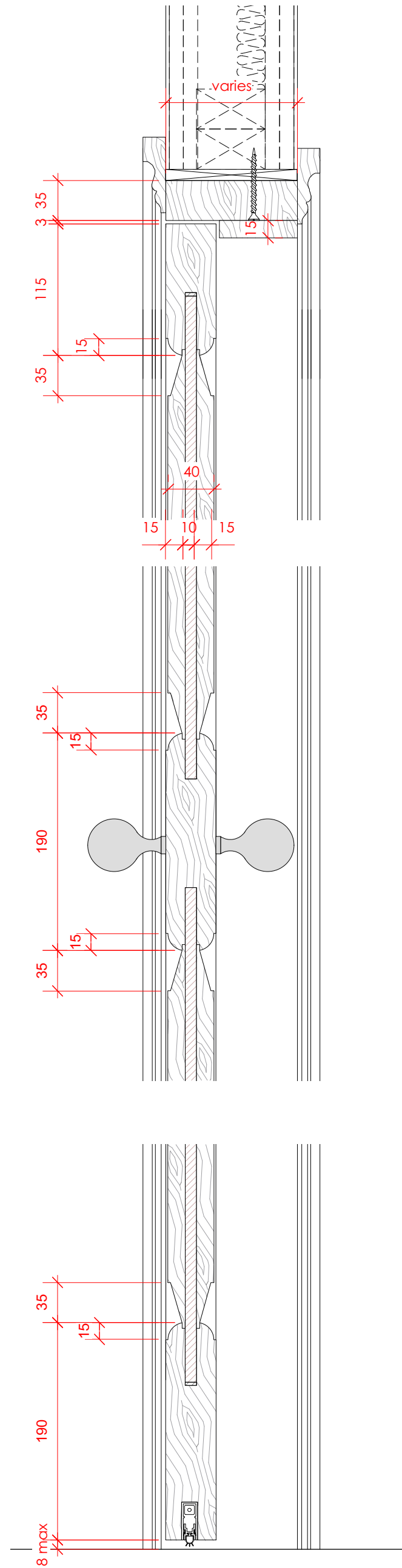
DRAWING NO.  
**P525**

REV.  
**A**

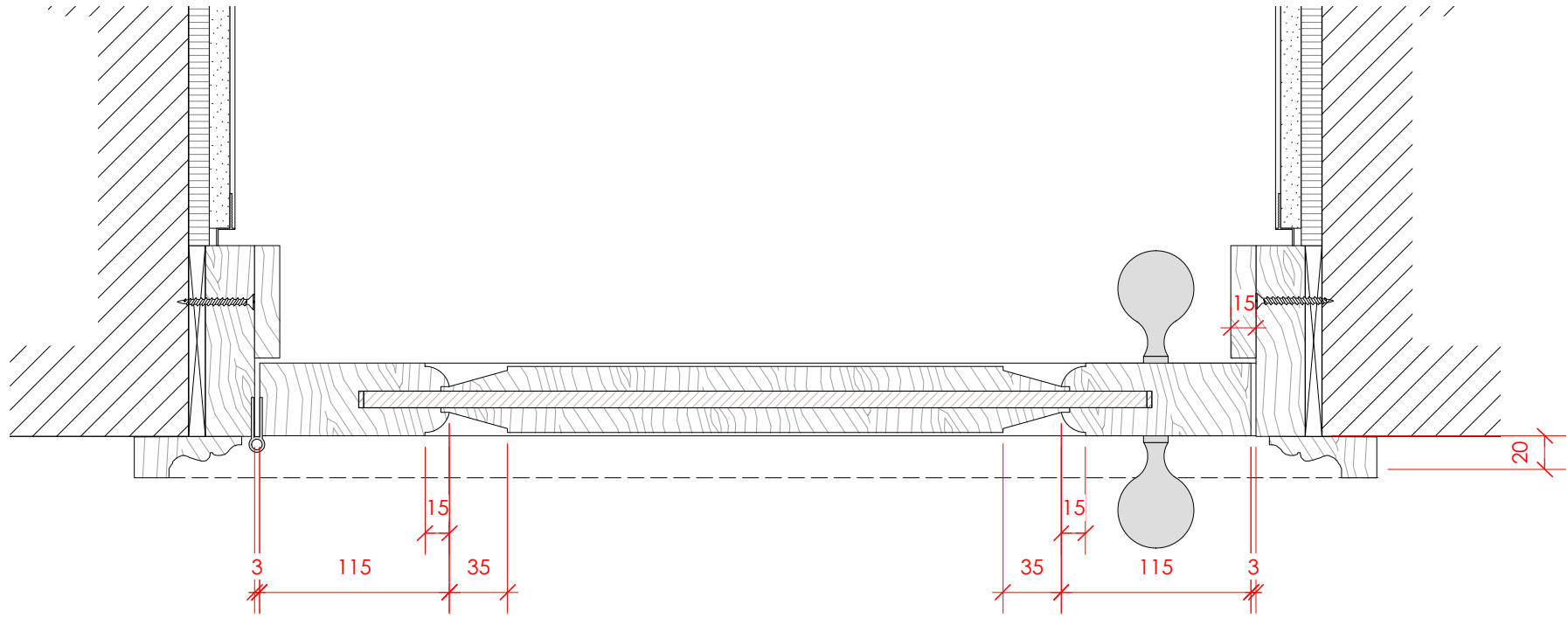


1 Door section  
P526  
Scale: 1:8

2 Door elevation  
P526  
Scale: 1:8



3 Door section details  
P526  
Scale: 1:4



Architraves as detail 4 on drawing P520

4 Door section details  
P526  
Scale: 1:4

## 37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

### Internal door notes:

Door Leaf  
New solid timber panelled door, primed and painted.

Beading  
Ovolo beading to match existing details

Architrave  
Solid timber 65mm wide x 25mm thk.

Frame  
Where new, solid timber frame and stop to suit wall thickness

Seals  
White lorient acoustic drop seal to underside of door leaf

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

## Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

Components  
**Internal Doors Type 7**  
Typical 2 panel door

SCALE  
Varies. Paper size A1

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

PROJECT NO.  
**QA203**

DRAWING NO.  
**P526**

REV.  
**A**



37 Great James Street

[illegible]

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL  
OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS  
DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.  
QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

**External door and window notes:**

Frames  
Solid timber, with insulated core to recessed panels

Glazing  
Double glazed, low iron units. Toughened glass

Glazing Bars  
Ovolo profile, bonded on with white spacers

Architrave  
None

### Seals

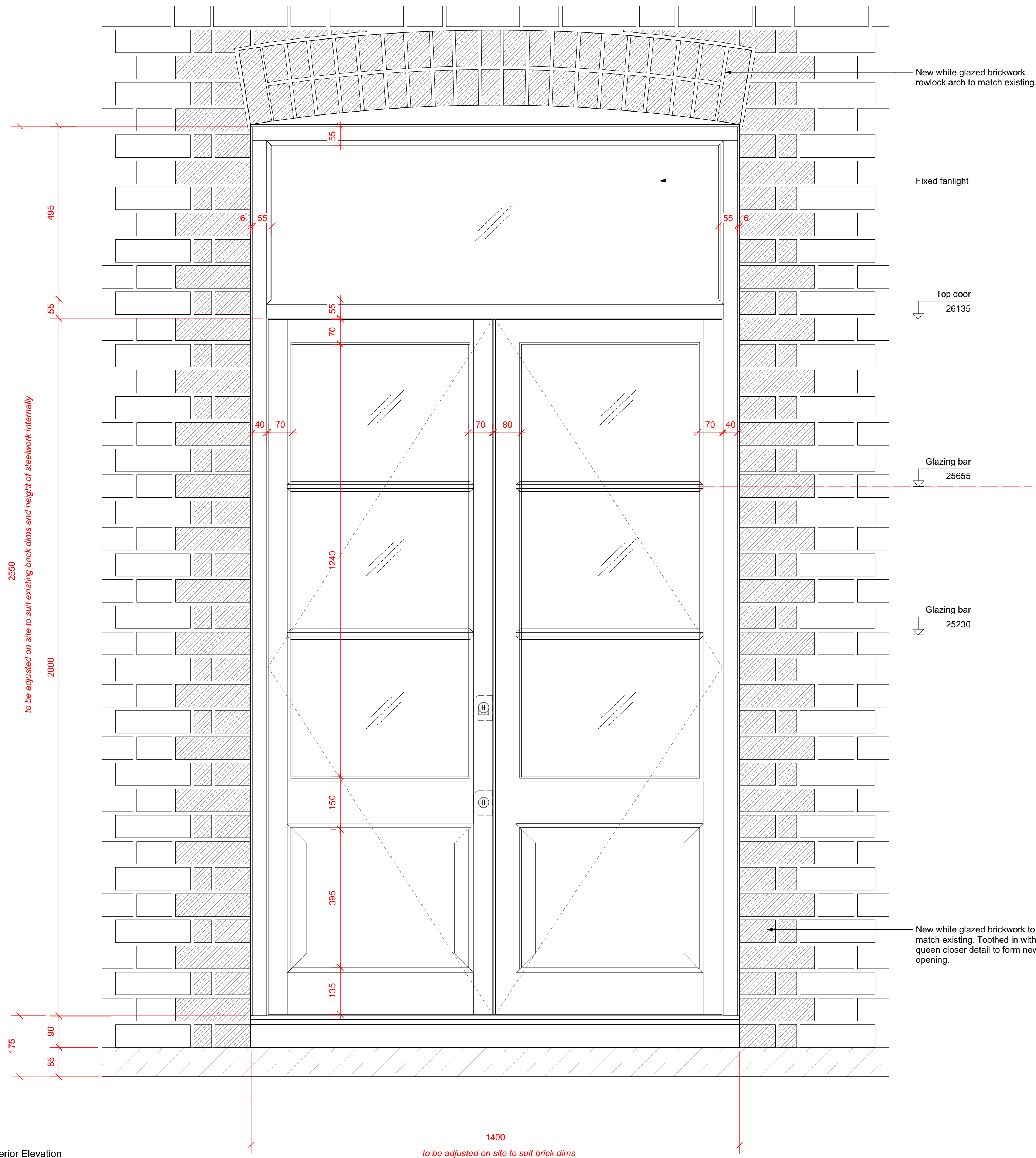
White rebated weather seals

All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

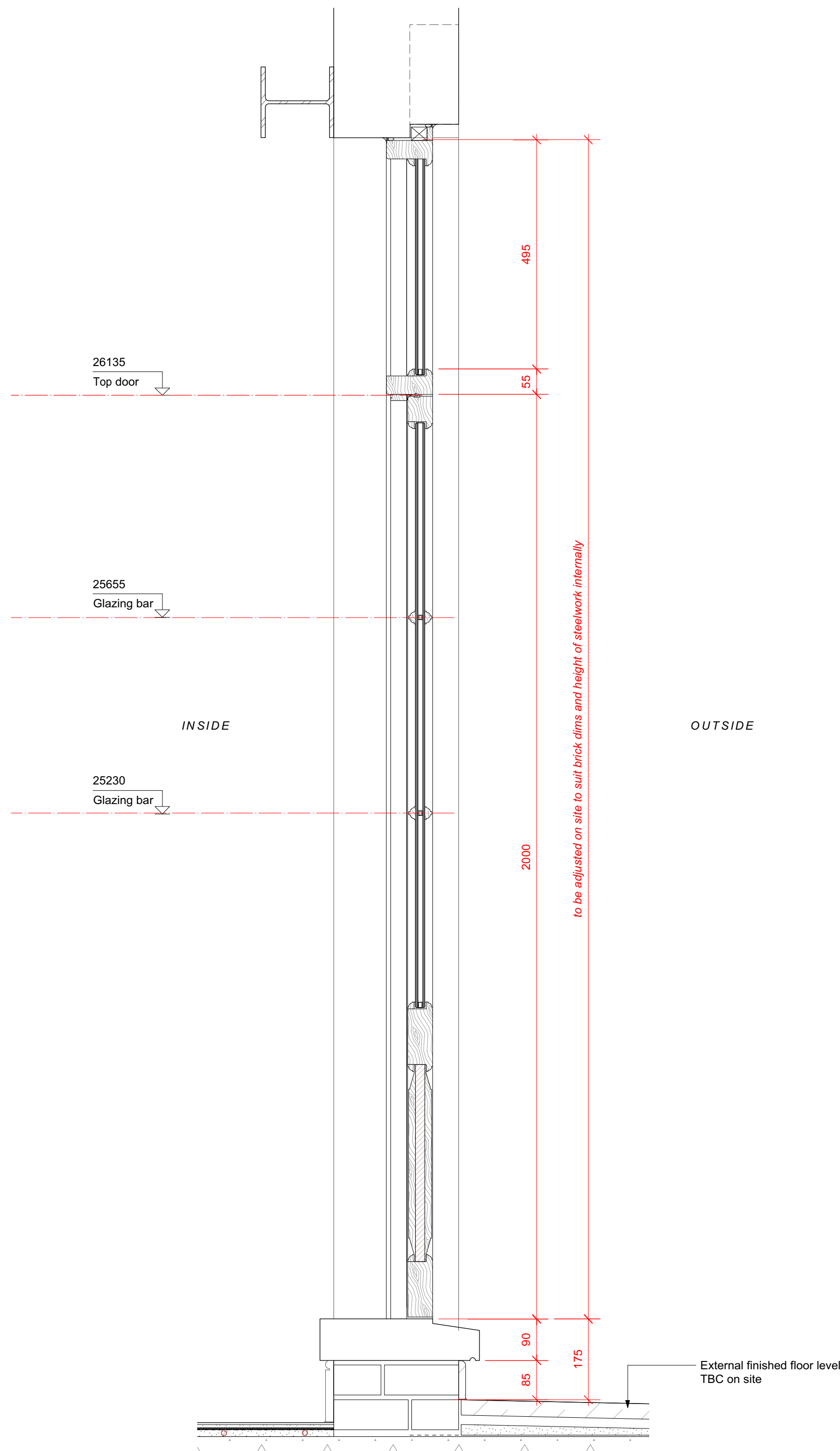
Painted white

Sill  
Cast concrete

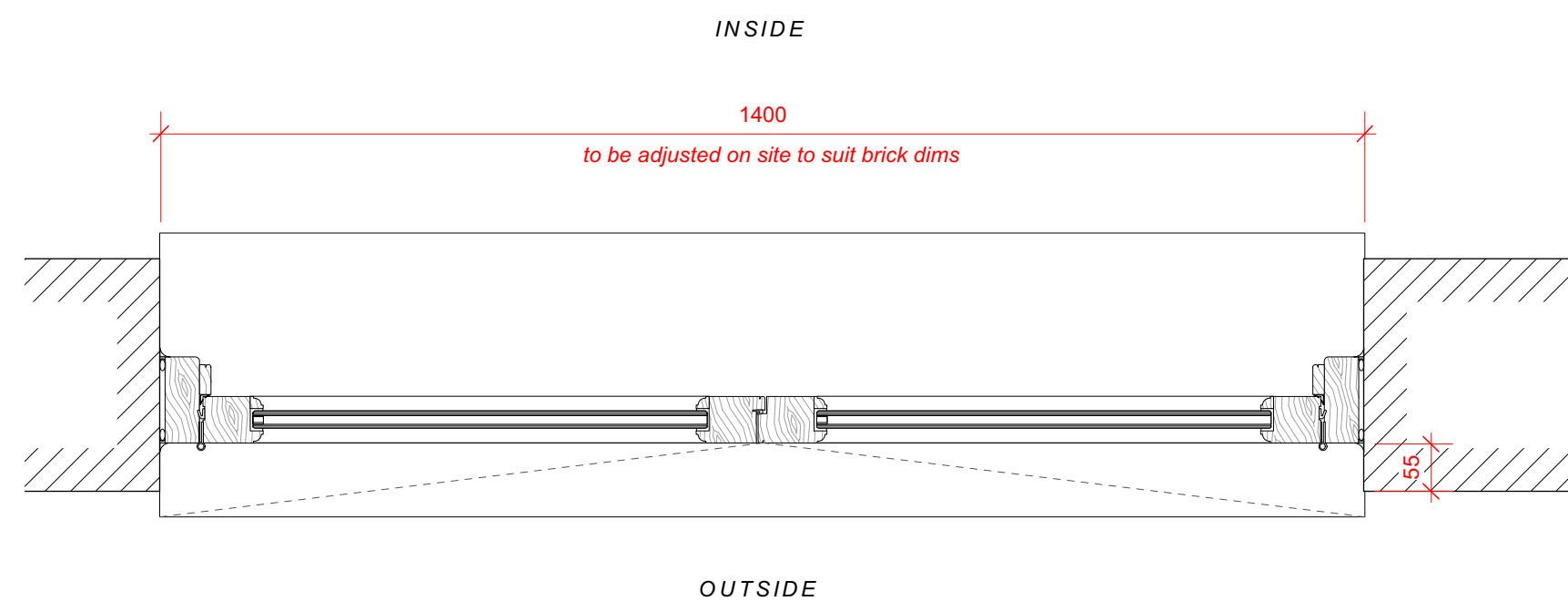
1 Exterior Elevation  
P535 Scale: 1:8



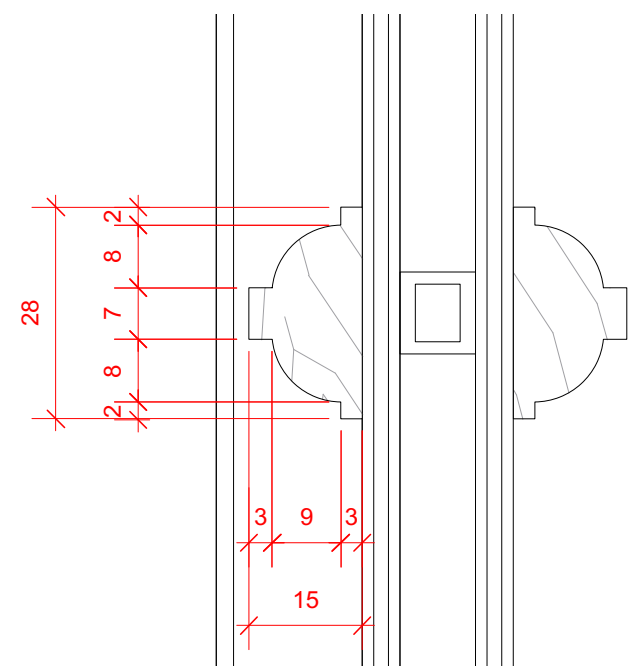
2  
P535



3 Plan  
P535 Scale: 1:8



4 Glazing bar  
P535 Scale: Actual Size



# Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

RAWING TITLE

## External Doors & Windows

### DEG.03

#### Kitchen Doors

1:8 @ A1

AWN BY  
E

DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

DRAWING NO.  
**P535**

**A**

37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

External door and window notes:

Frames  
Solid timber, with insulated core to recessed panels

Glazing  
Double glazed, low iron units. Toughened glass.

Glazing Bars  
Ovolo profile, bonded on with white spacers

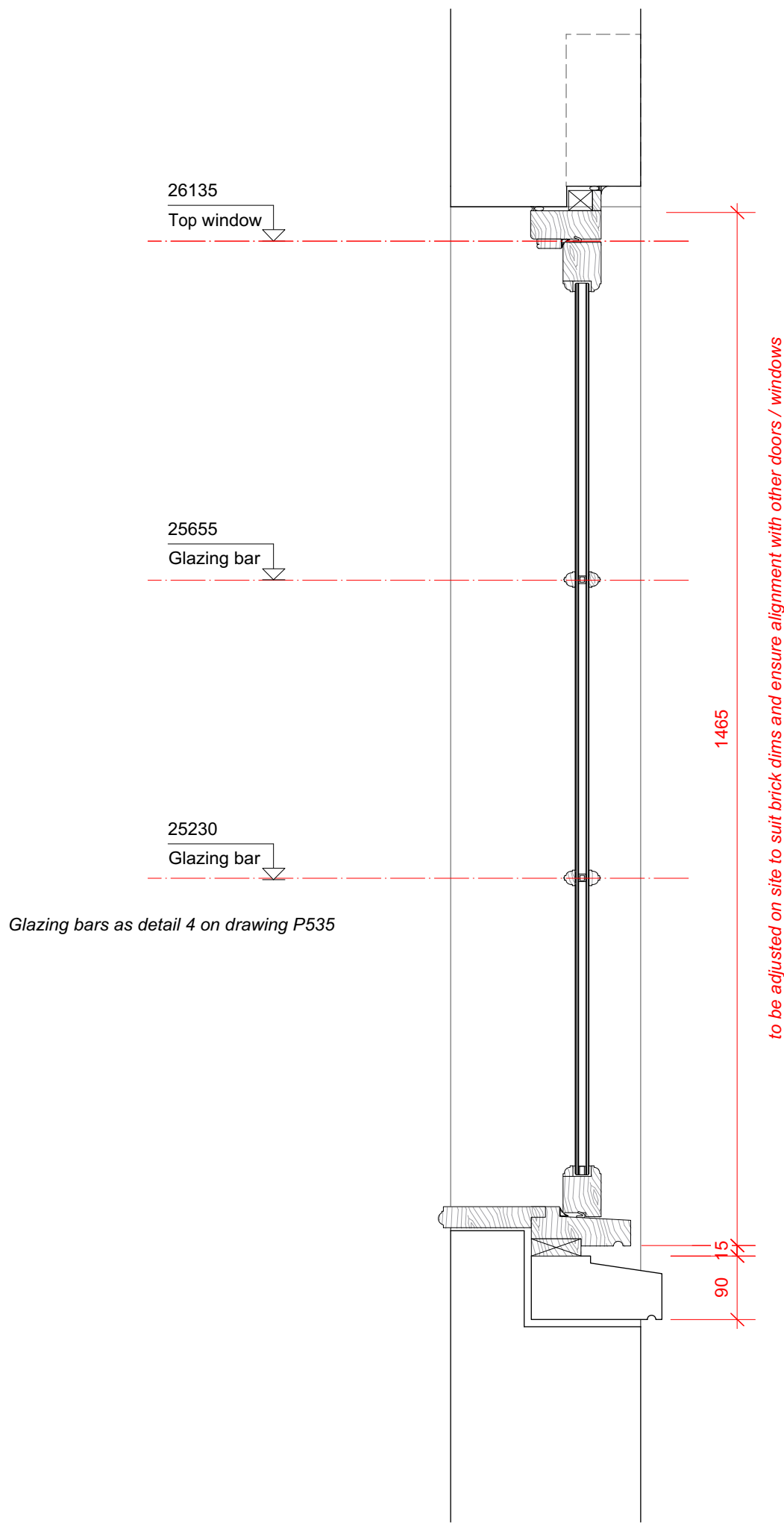
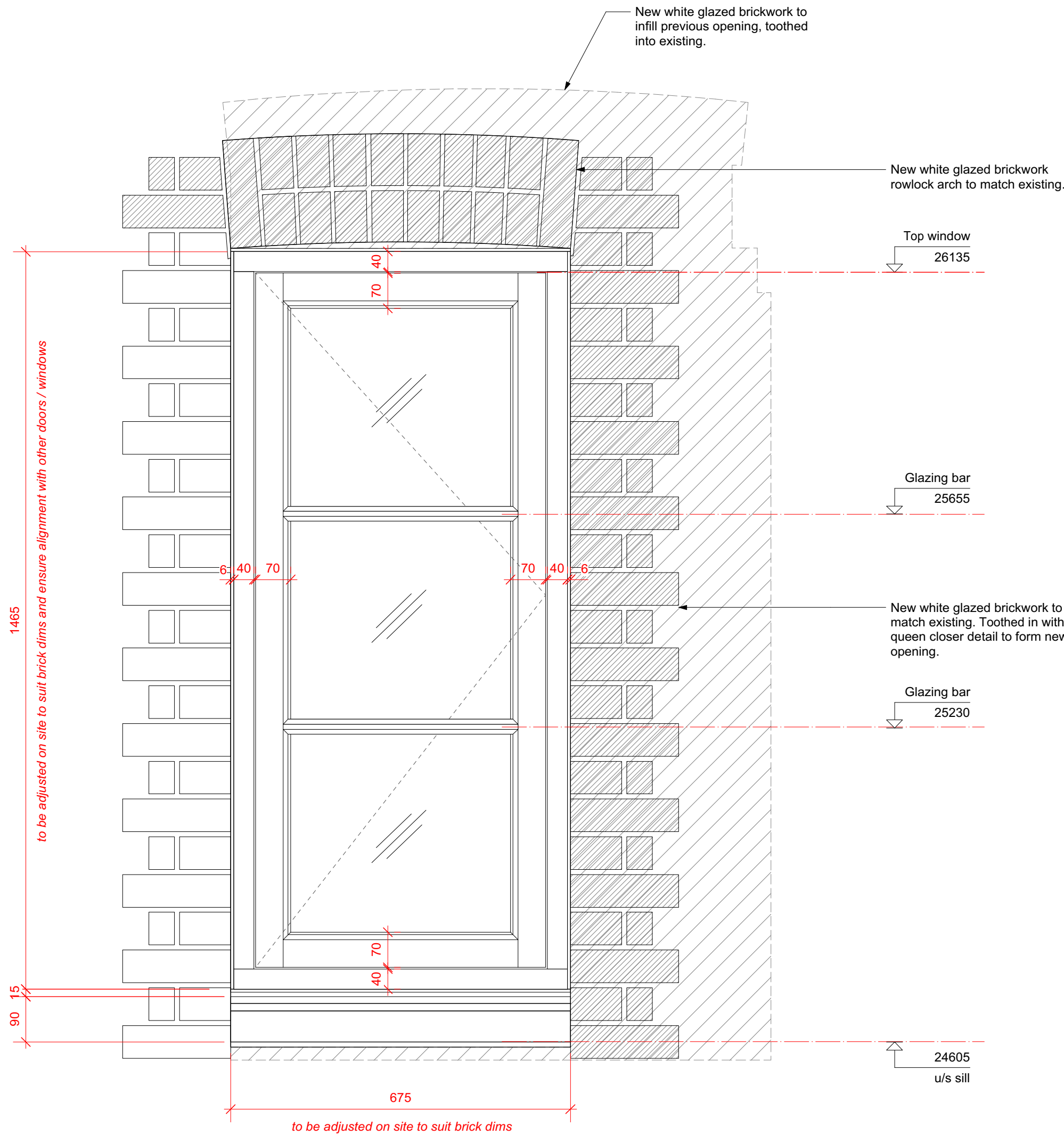
Architrave  
None

Seals  
White rebated weather seals

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

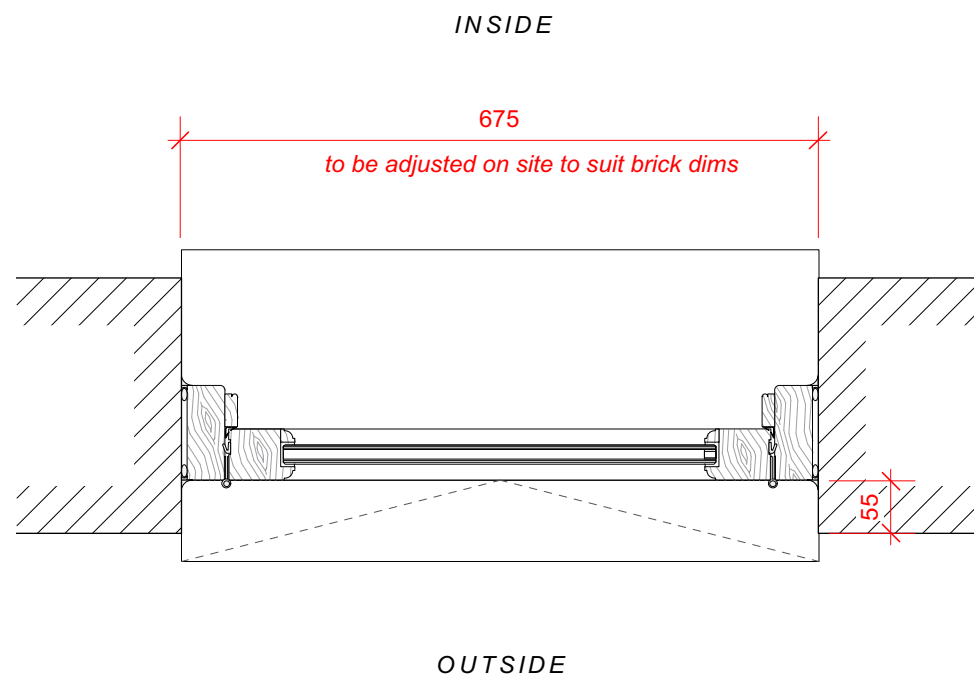
Finish  
Painted white

Sill  
Cast concrete



1 Exterior Elevation  
P536 Scale: 1:8

2 Section  
P536 Scale: 1:8



3 Plan  
P536 Scale: 1:8

Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 www.quinnuk.com

DRAWING TITLE

External Doors & Windows  
WG.04  
Kitchen Window

SCALE  
1:8 @ A1

DRAWN BY  
CE

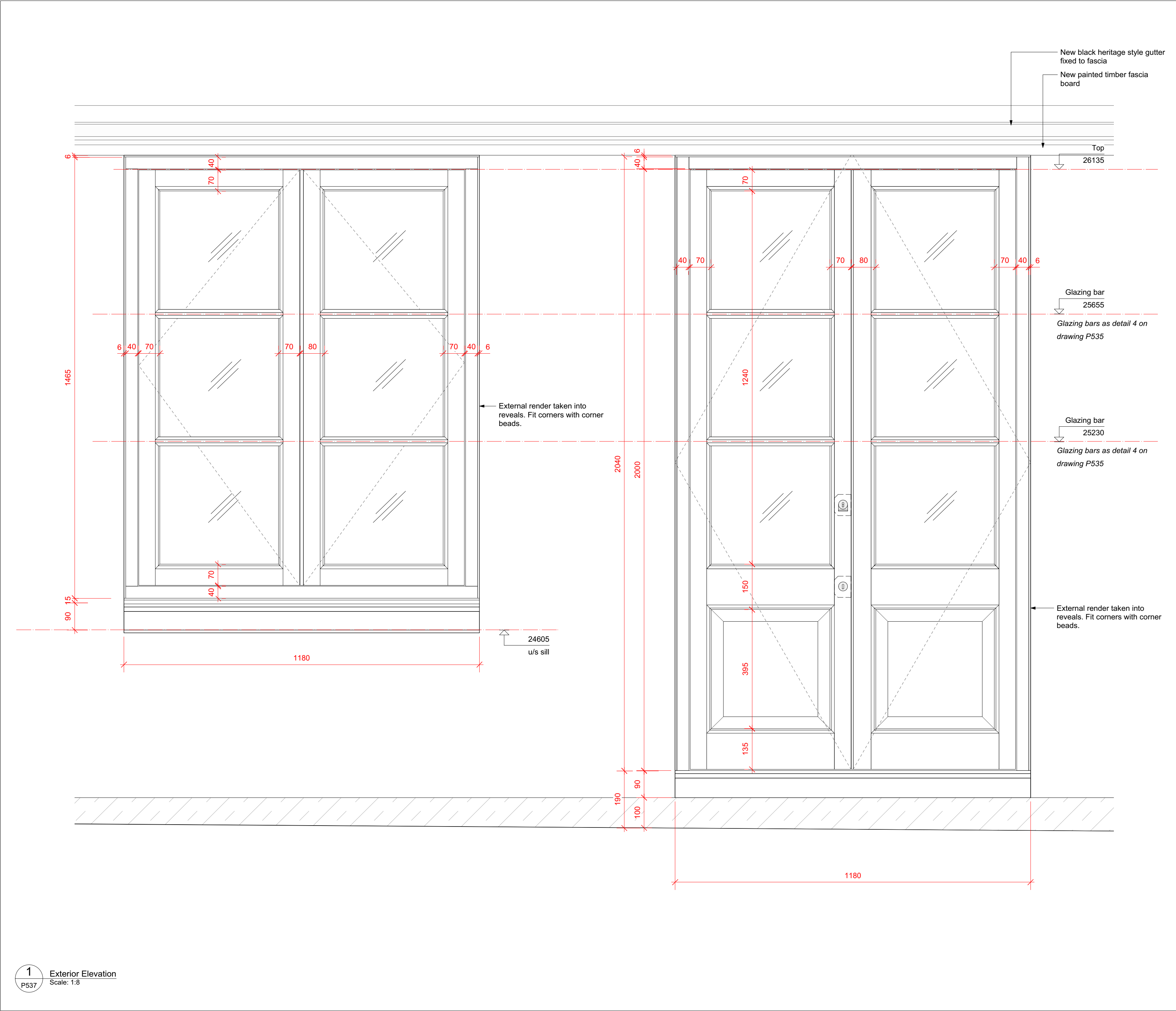
CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

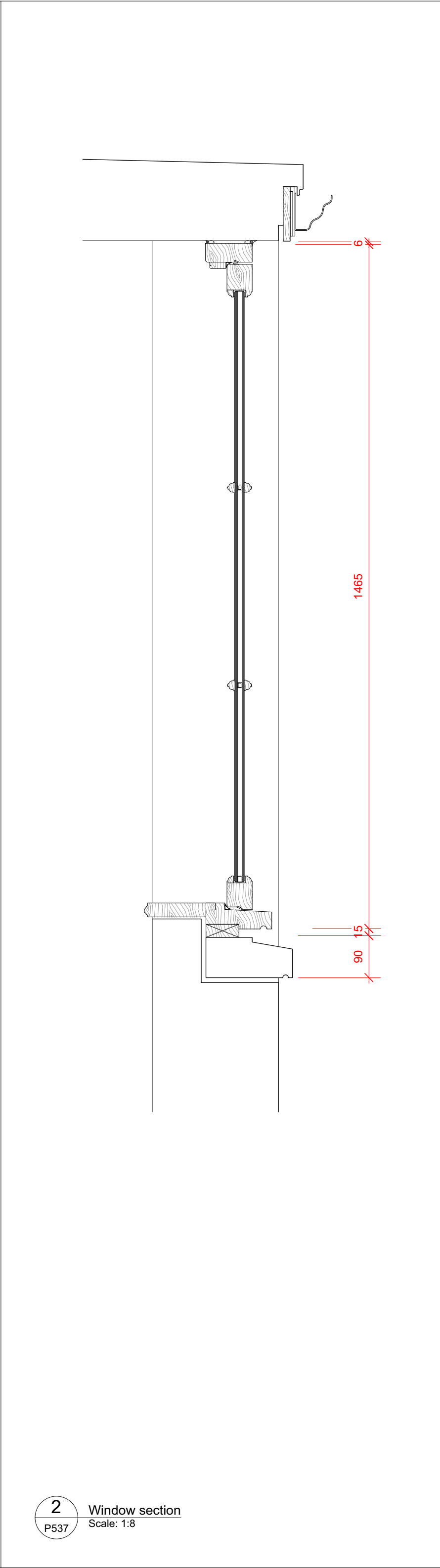
PROJECT NO.  
QA203

DRAWING NO.  
P536

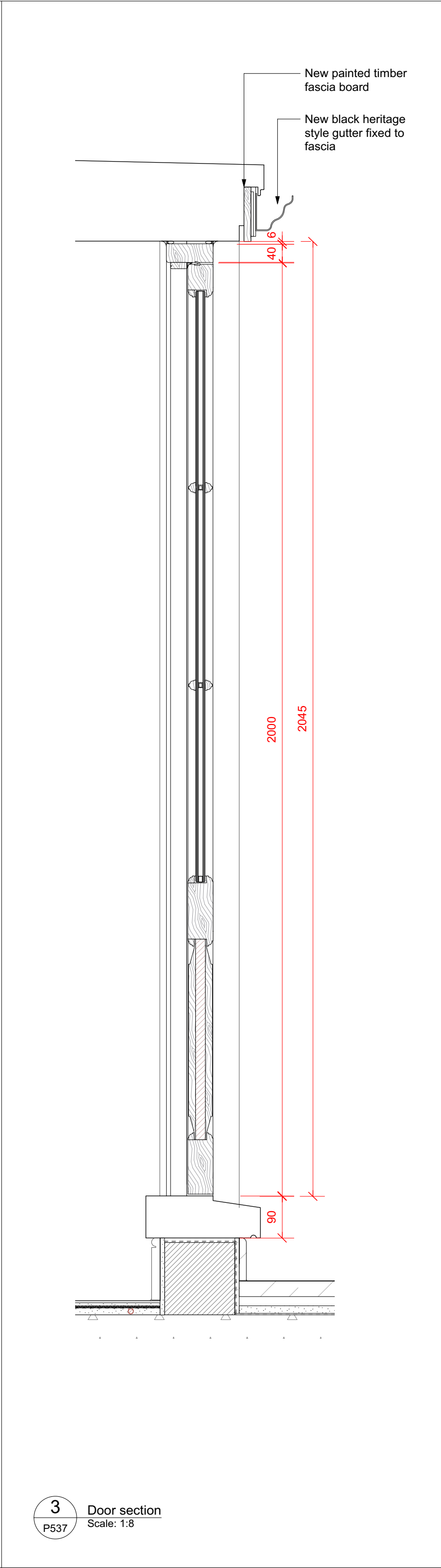
REV.  
A



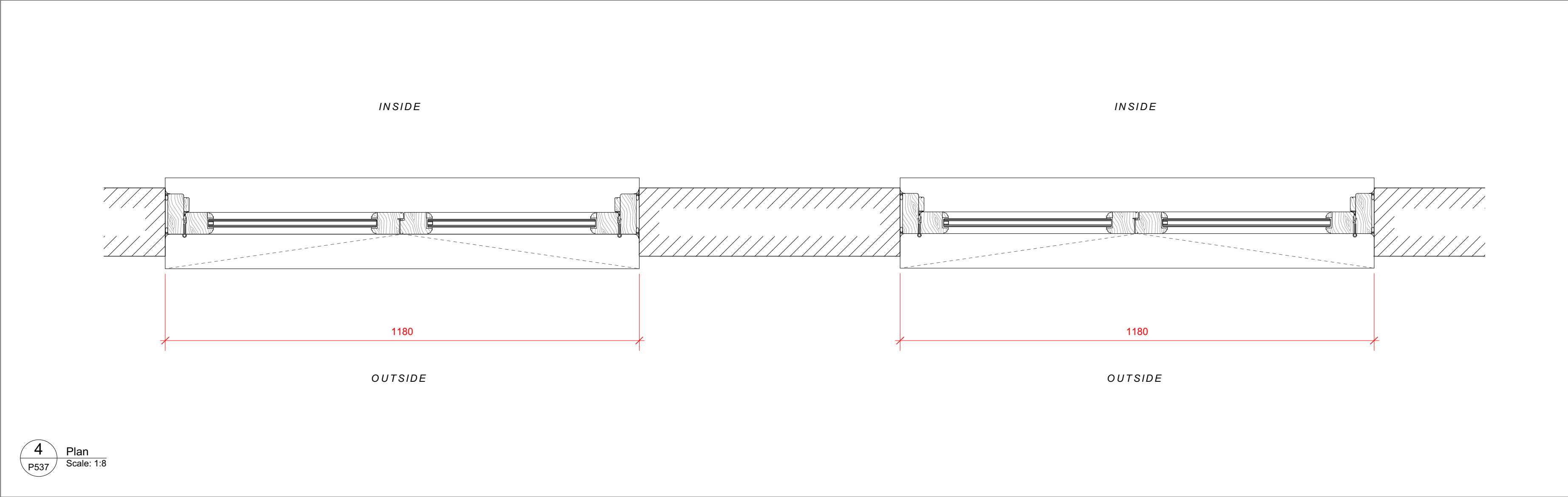
1 Exterior Elevation  
Scale: 1:8  
P537



2 Window section  
Scale: 1:8  
P537



3 Door section  
Scale: 1:8  
P537



4 Plan  
Scale: 1:8  
P537

## 37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

- External door and window notes:**
- Frames  
Solid timber, with insulated core to recessed panels
  - Glazing  
Double glazed, low iron units. Toughened glass.
  - Glazing Bars  
Ovolo profile, bonded on with white spacers
  - Architrave  
None
  - Seals  
White rebated weather seals
  - Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.
  - Finish  
Painted white
  - Sill  
Cast concrete

**Quinn Architects**  
Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE  
**External Doors & Windows**  
**DEG.04 and WG.05**  
**Link Door and Window**

SCALE  
1:8 @ A1

DRAWN BY  
CE

DRAWING STATUS  
PLANNING

CHECKED BY  
LQ

PROJECT NO.  
**QA203**

DRAWING NO.  
**P537**

REV.  
**A**



37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

External door and window notes:

Frames  
Solid timber, with insulated core to recessed panels

Glazing  
Double glazed, low iron units. Toughened glass.

Glazing Bars  
Ovolo profile, bonded on with white spacers

Architrave  
None

Seals  
White rebated weather seals

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads permissible.

Finish  
Painted white

Sill  
Cast concrete

Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

External Doors & Windows  
DEG.02  
Library Doors

SCALE  
1:8 @ A1

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

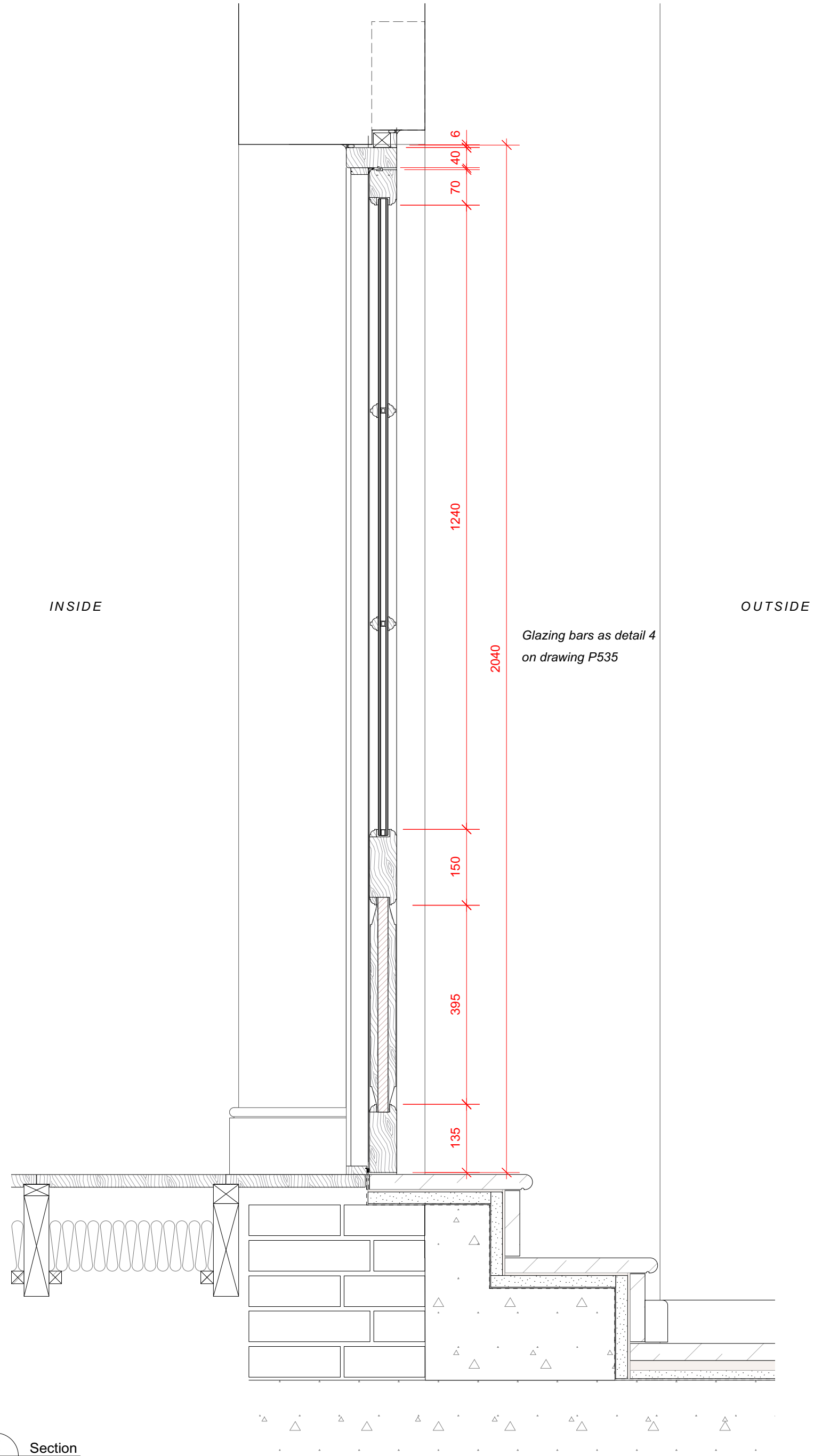
PROJECT NO.  
QA203

DRAWING NO.  
P538

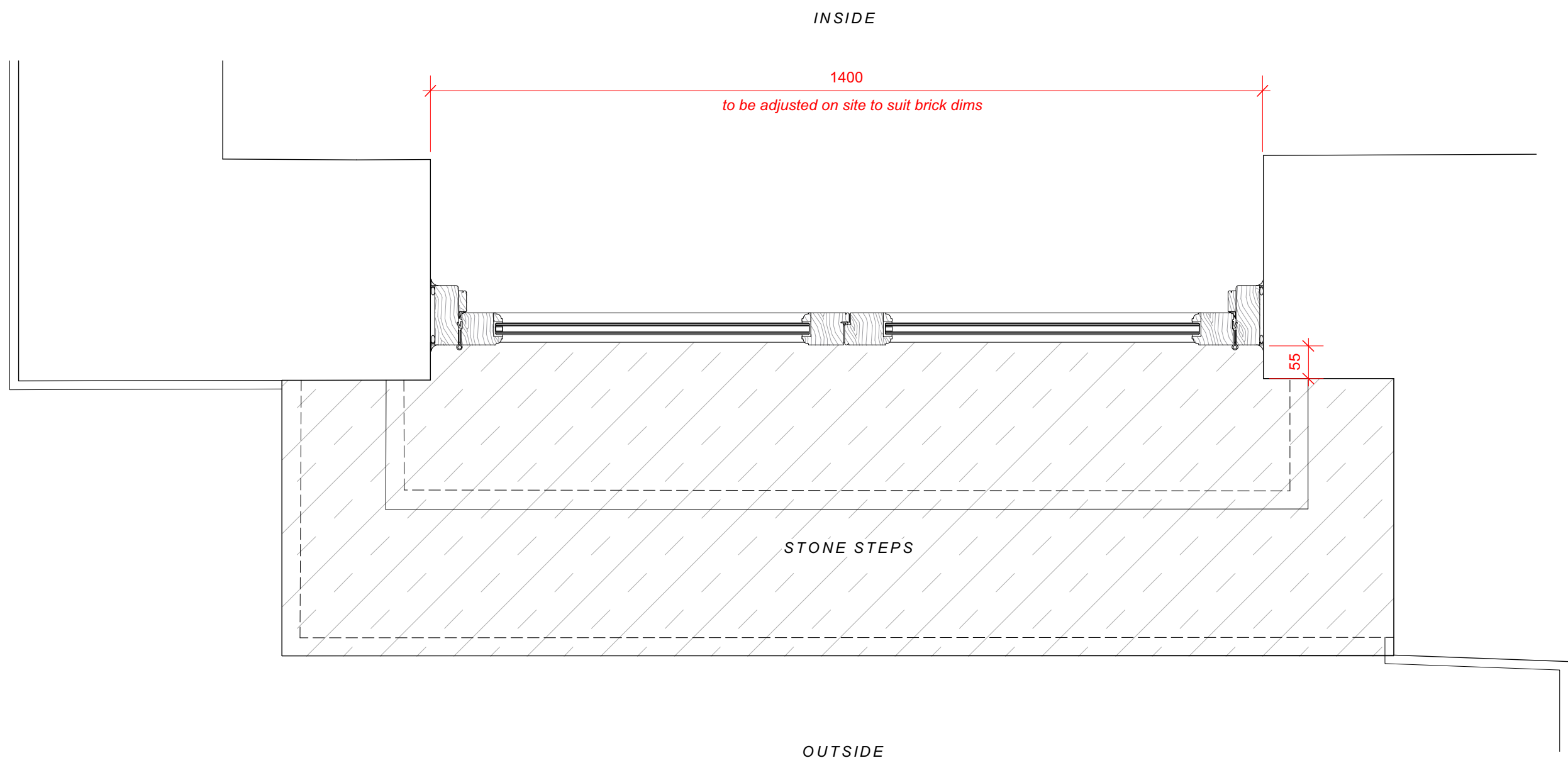
REV.  
A



1 External elevation  
Scale: 1:8



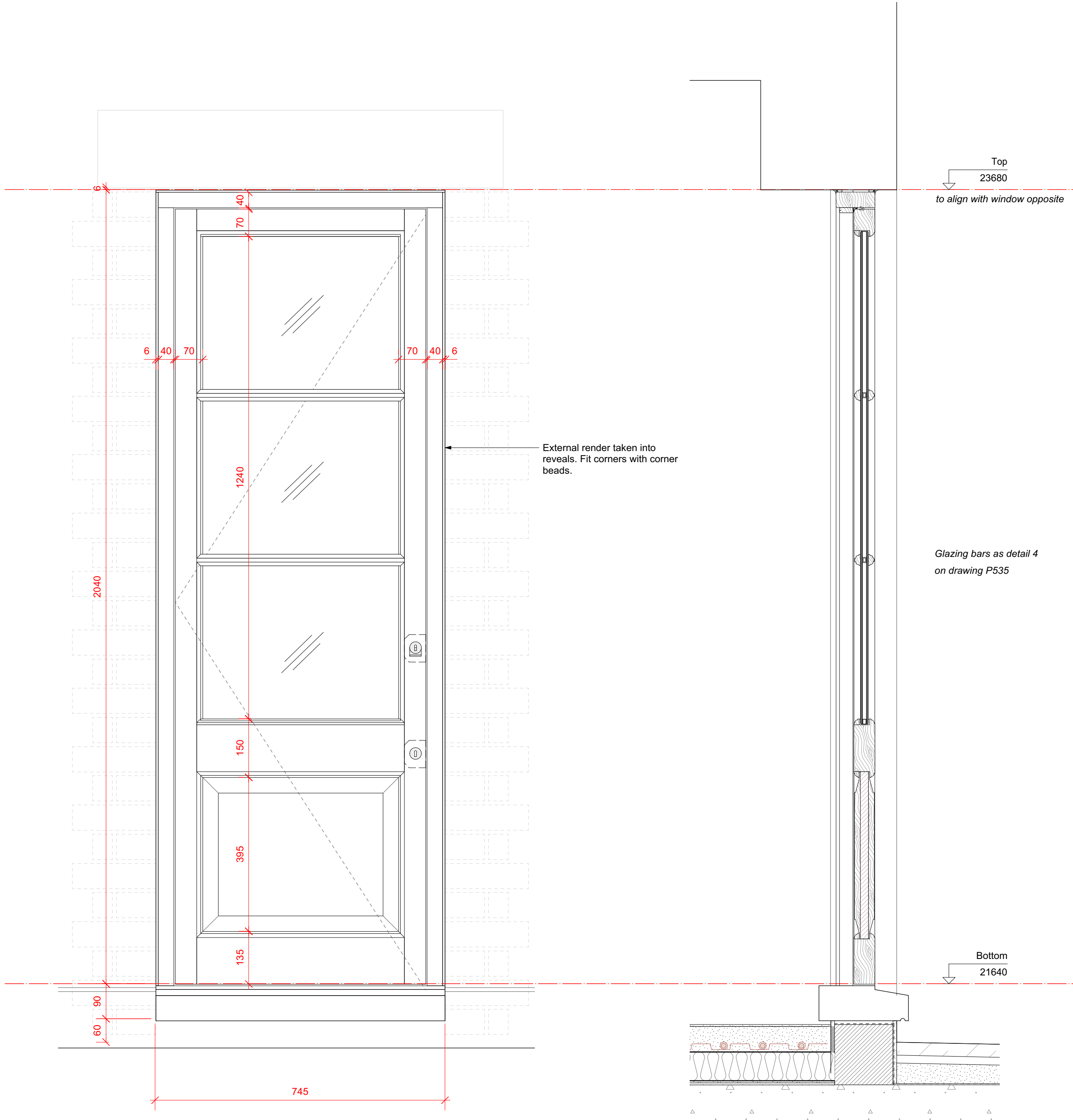
2 Section  
Scale: 1:8



3 Plan  
Scale: 1:8

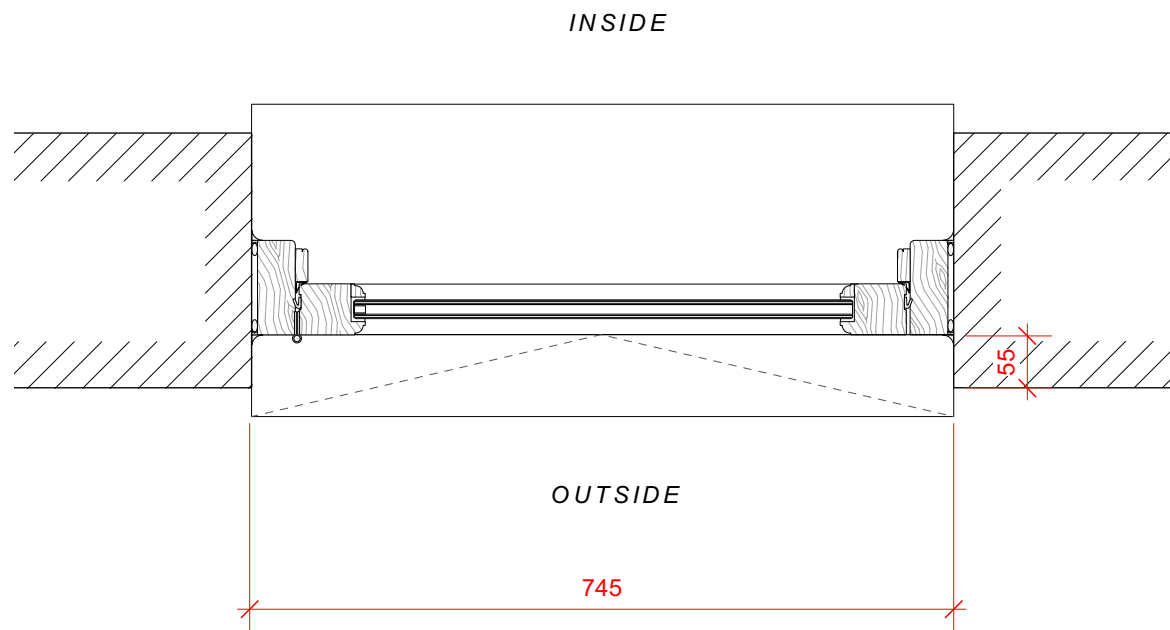
REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

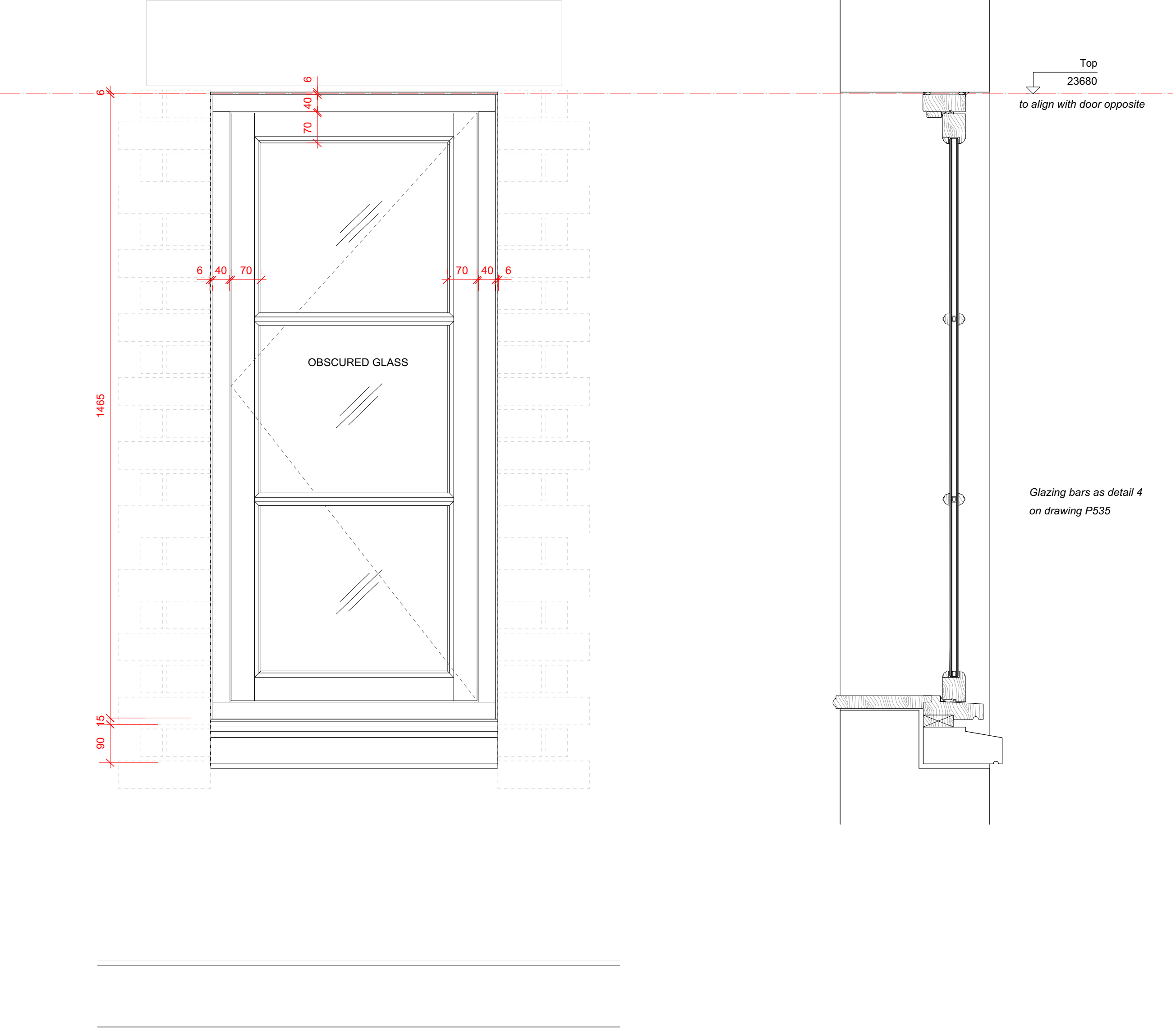


1 Door external elevation  
Scale: 1:8

2 Door section  
Scale: 1:8

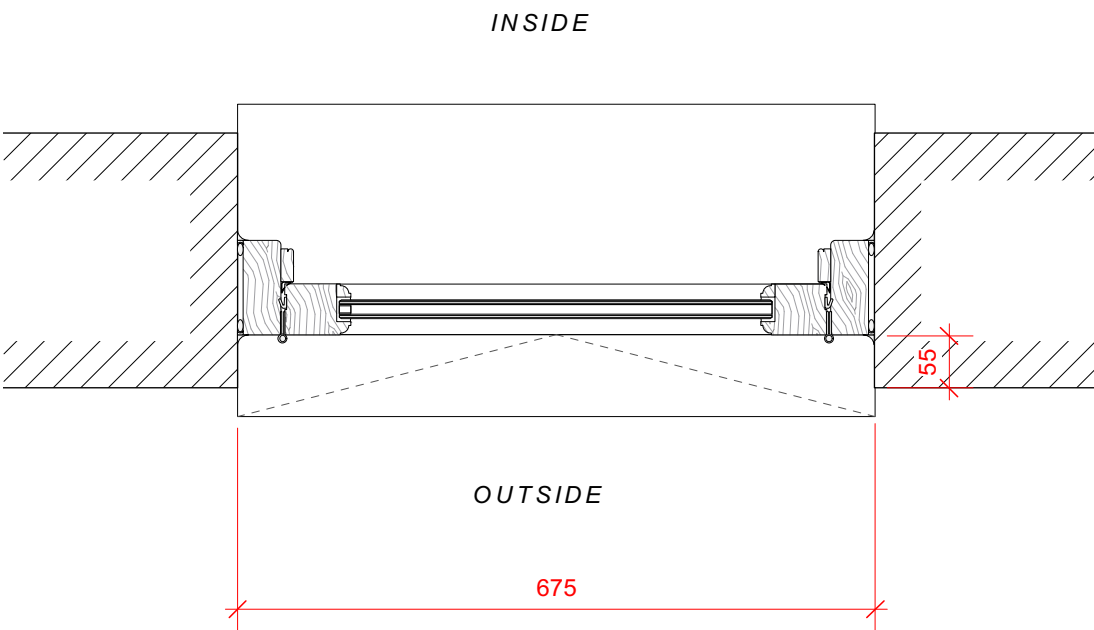


3 Plan  
Scale: 1:8



4 Window external elevation  
Scale: 1:8

5 Window section  
Scale: 1:8



6 Window plan  
Scale: 1:8

## Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

**External Doors & Windows**  
DEB.02 and WB.04  
Lightwell Door and Window

SCALE  
1:8 @ A1

DRAWN BY  
CE

DRAWING STATUS  
PLANNING

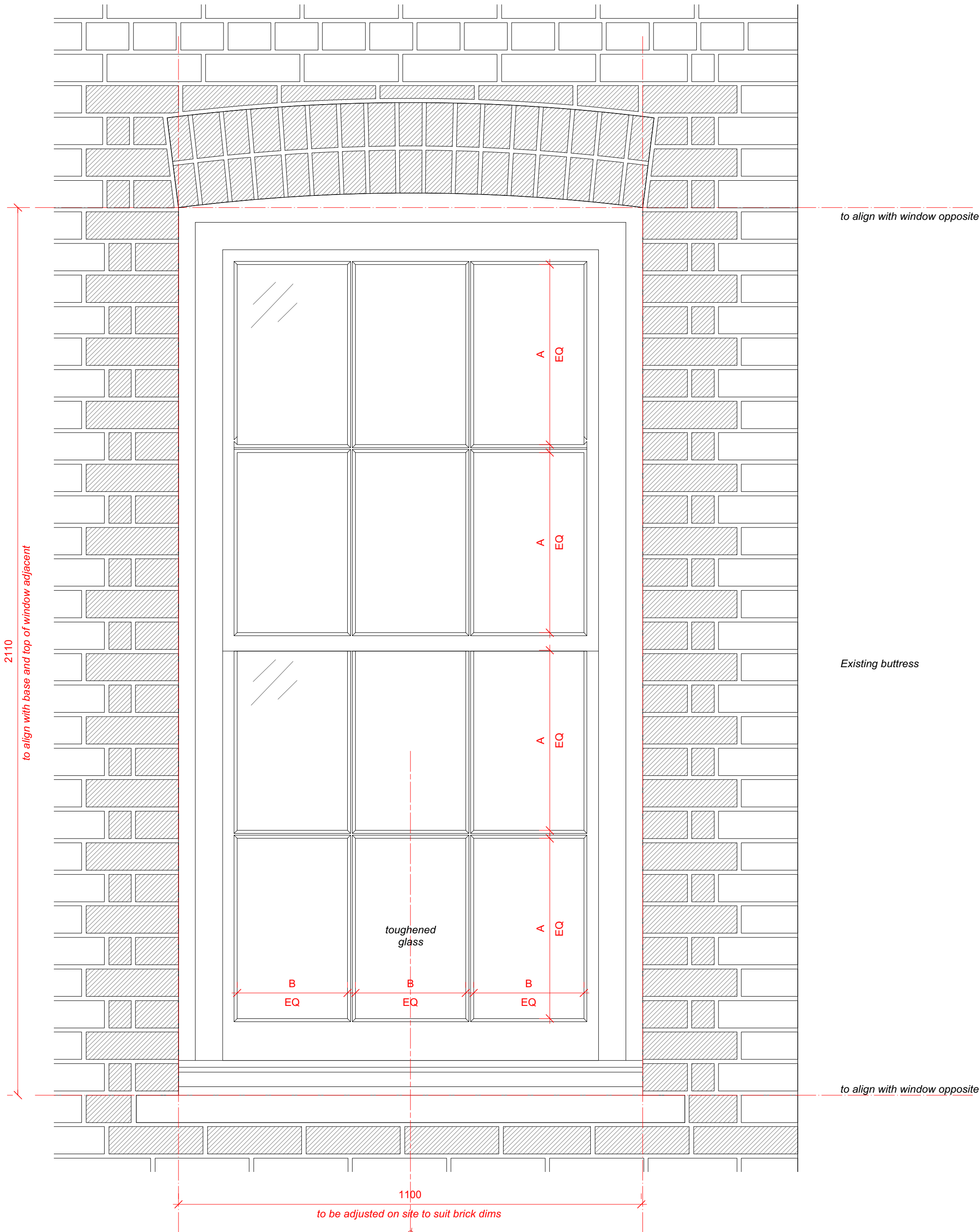
PROJECT NO.  
QA203

DRAWING NO.  
P539

REV.  
A

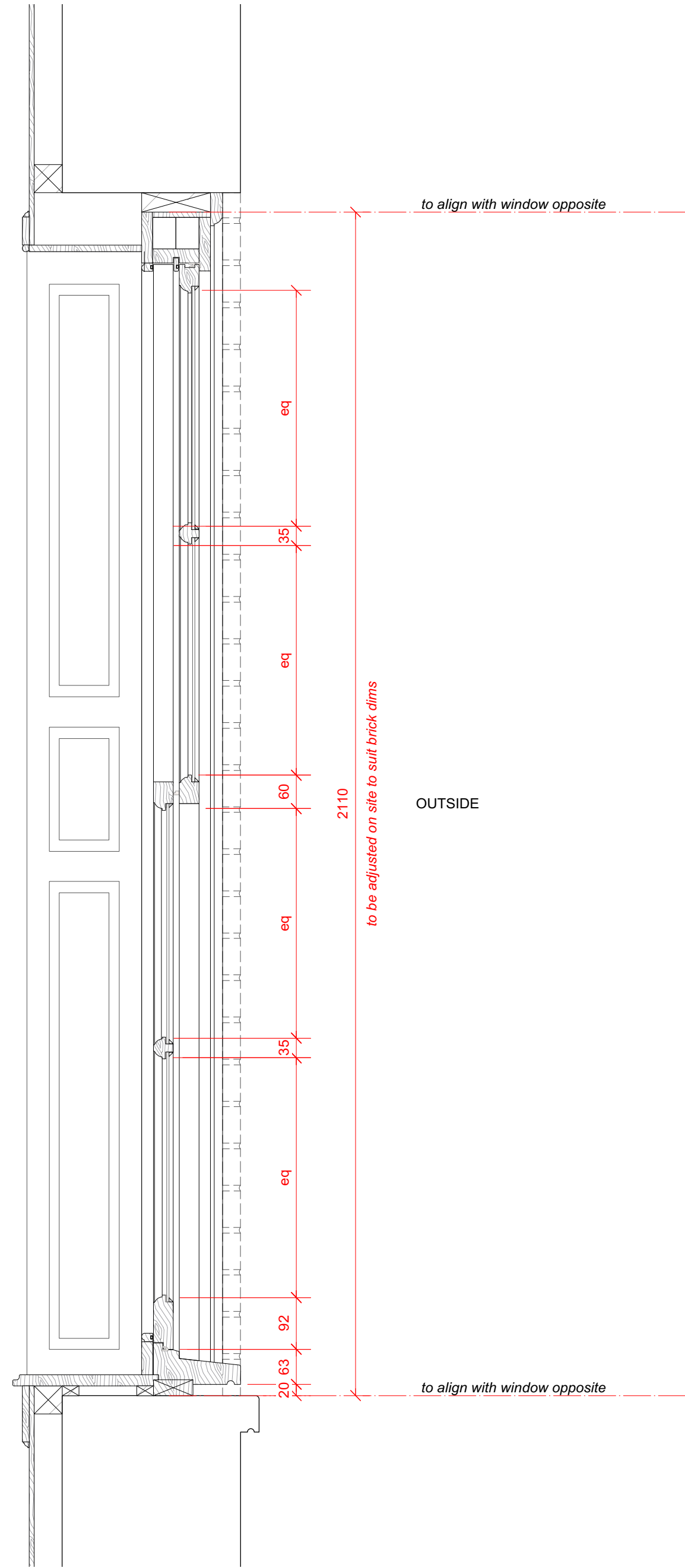


Size of window to be established on site to suit brick dimensions. Top and base of window and glazing bars to align with adjacent existing window.

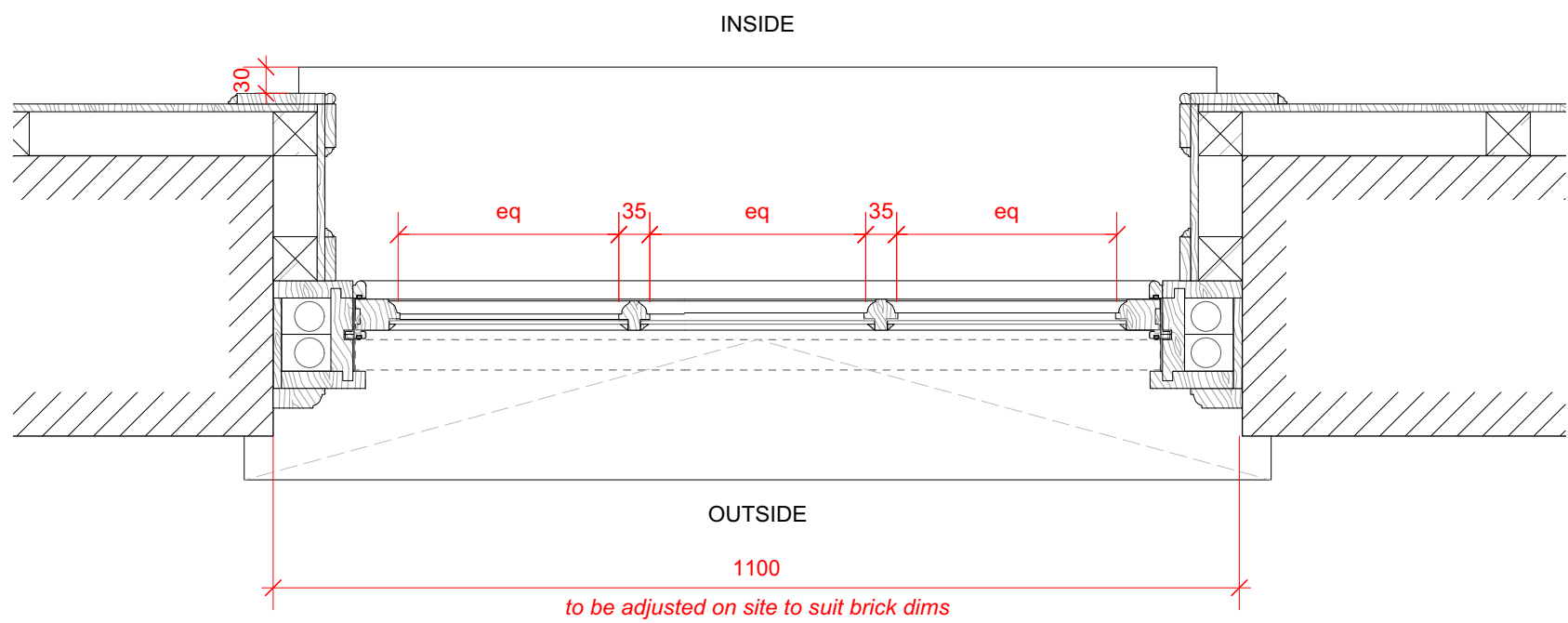


1 Window external elevation  
Scale: 1:8

INSIDE



2 Window section  
Scale: 1:8

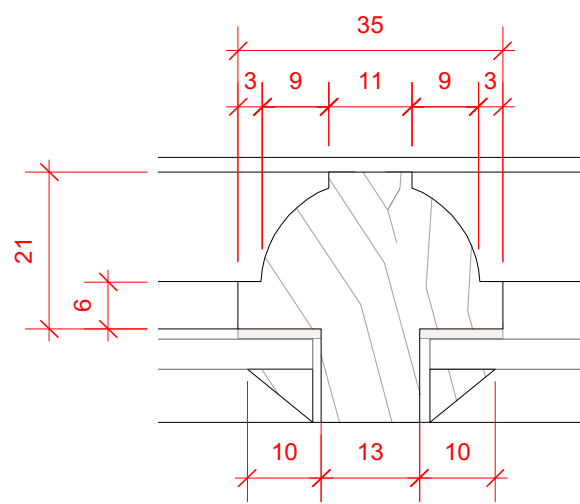


3 Window plan  
Scale: 1:8



Window opening to be enlarged.  
New rowlock arch to match existing.  
Bricks to be painted to match existing.

4 Photo  
Scale: Actual Size



5 Glazing bead detail  
Scale: Actual Size

## 37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

### New sash window notes:

Frames  
Solid timber, primed and painted white

Glazing  
4mm thick clear float glass. Toughened within 800m of floor levels.

Glazing Bars  
35mm wide ovolo profile, painted white

External Architrave  
Solid timber with ovolo moulding to edge, to match those existing on rear facade

Seals  
White brush weatherstrips rebated into all parting and staff beads, and lower sash top rail

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads.

External Sill  
Cast concrete painted white, size to match those existing on rear facade

Internal Sill  
Solid timber, moulded profile.

Brick Reveals  
Salvaged brick used to form new reveals. Toothing in to existing with queen closer detail to form new opening.

Brick Arch  
New london stock brickwork rowlock arch to match existing.

## Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

### External Doors & Windows New sash window W1.07

SCALE  
1:8 @ A1

DRAWN BY  
CE

CHECKED BY  
LQ

DRAWING STATUS  
PLANNING

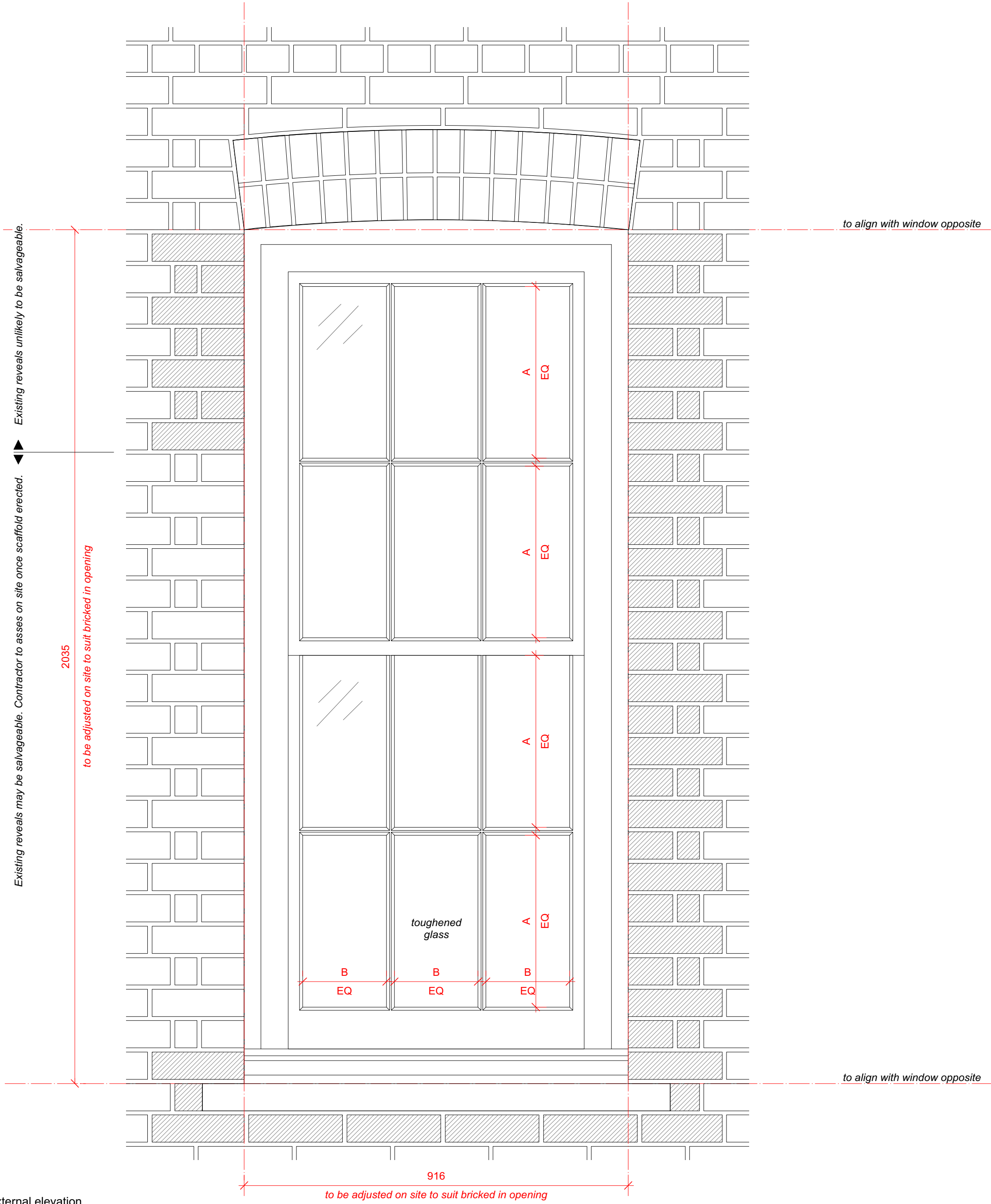
PROJECT NO.  
QA203

DRAWING NO.  
P540

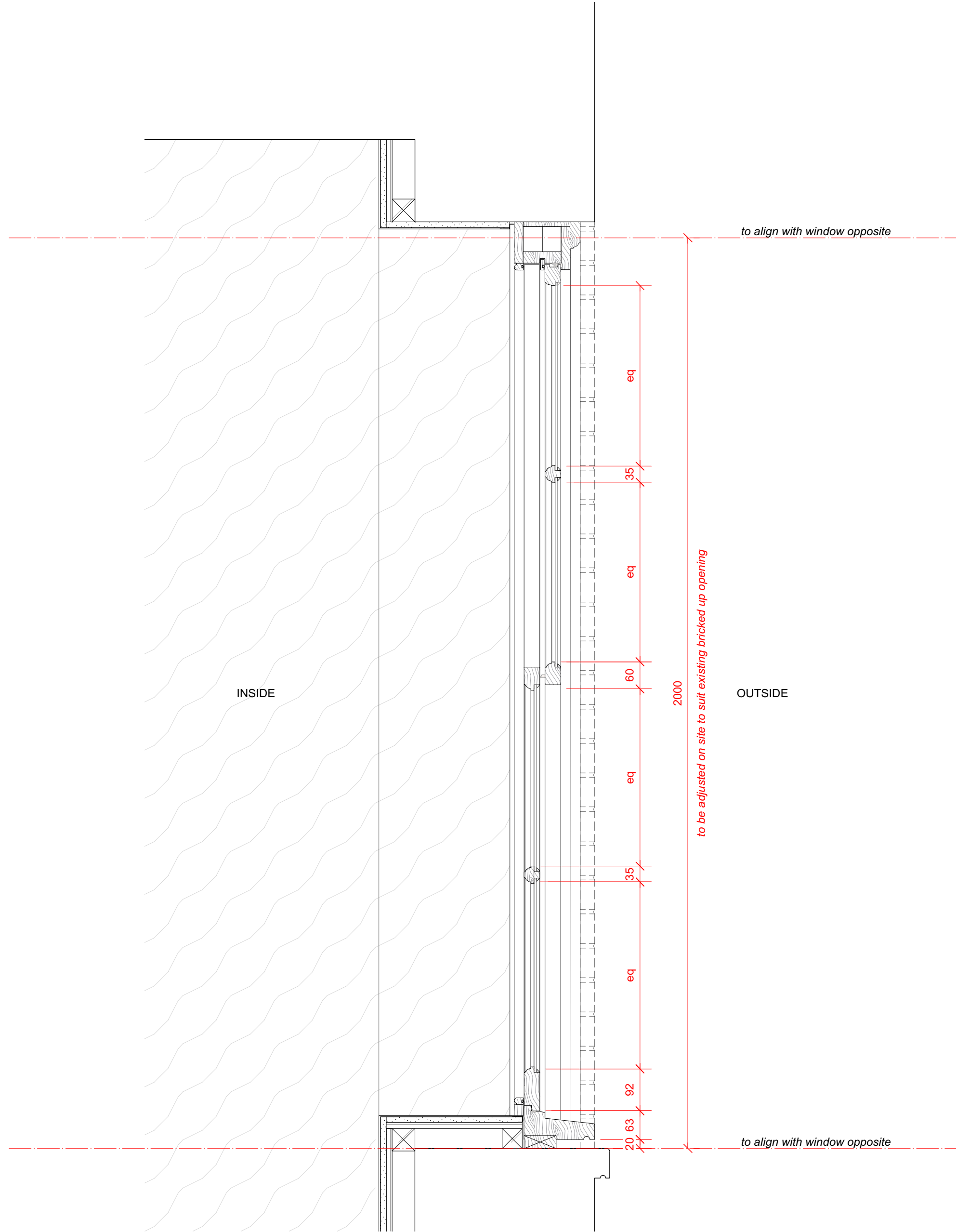
REV.  
A



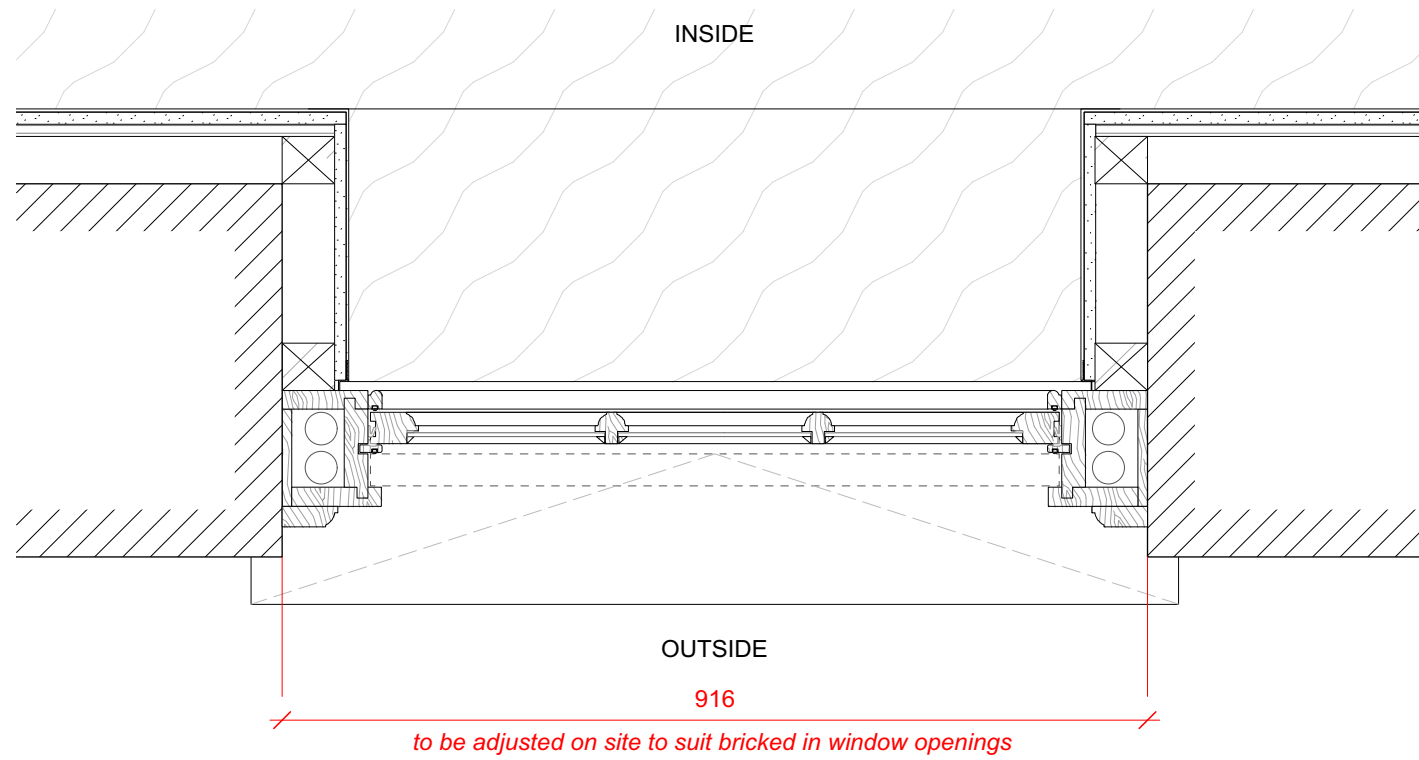
Size of window to be established on site to suit brick dimensions and existing bricked in opening. Top and base of window and glazing bars to align with adjacent window.



4 Window external elevation  
Scale: 1:8



2 Window section  
Scale: 1:8



3 Window plan  
Scale: 1:8



1 Photo  
Scale: Actual Size

Refer to detail 5 on drawing P540

5 Glazing bead detail  
Scale: Actual Size

## 37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

### New sash window notes:

Frames  
Solid timber, primed and painted white

Glazing  
4mm thick clear float glass. Toughened within 800m of floor levels.

Glazing Bars  
35mm wide ovolo profile, painted white

External Architrave  
Solid timber with ovolo moulding to edge, to match those existing on rear facade

Seals  
White brush weatherstrips rebated into all parting and staff beads, and lower sash top rail

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads.

External Sill  
Cast concrete painted white, size to match those existing on rear facade

Internal Sill  
Microcement finish

Brick Reveals  
Salvaged brick used to form new reveals. Toothing in to existing with queen closer detail to form new opening.

Brick Arch  
Existing arch, subject to inspection by structural engineer

## Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

### External Doors & Windows New sash window W2.06

SCALE  
1:8 @ A1

DRAWN BY  
CE

CHECKED BY  
LQ

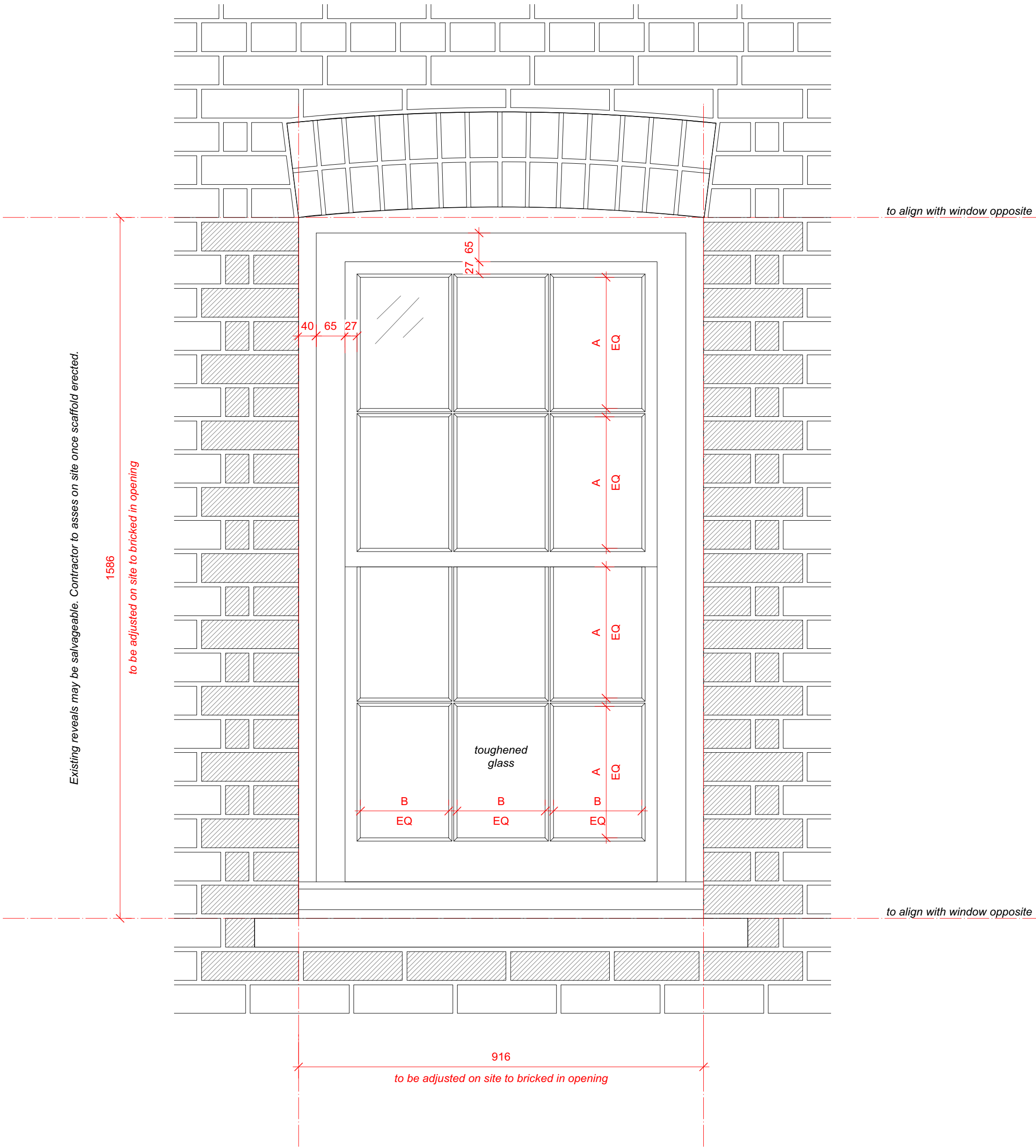
DRAWING STATUS  
PLANNING

PROJECT NO.  
QA203

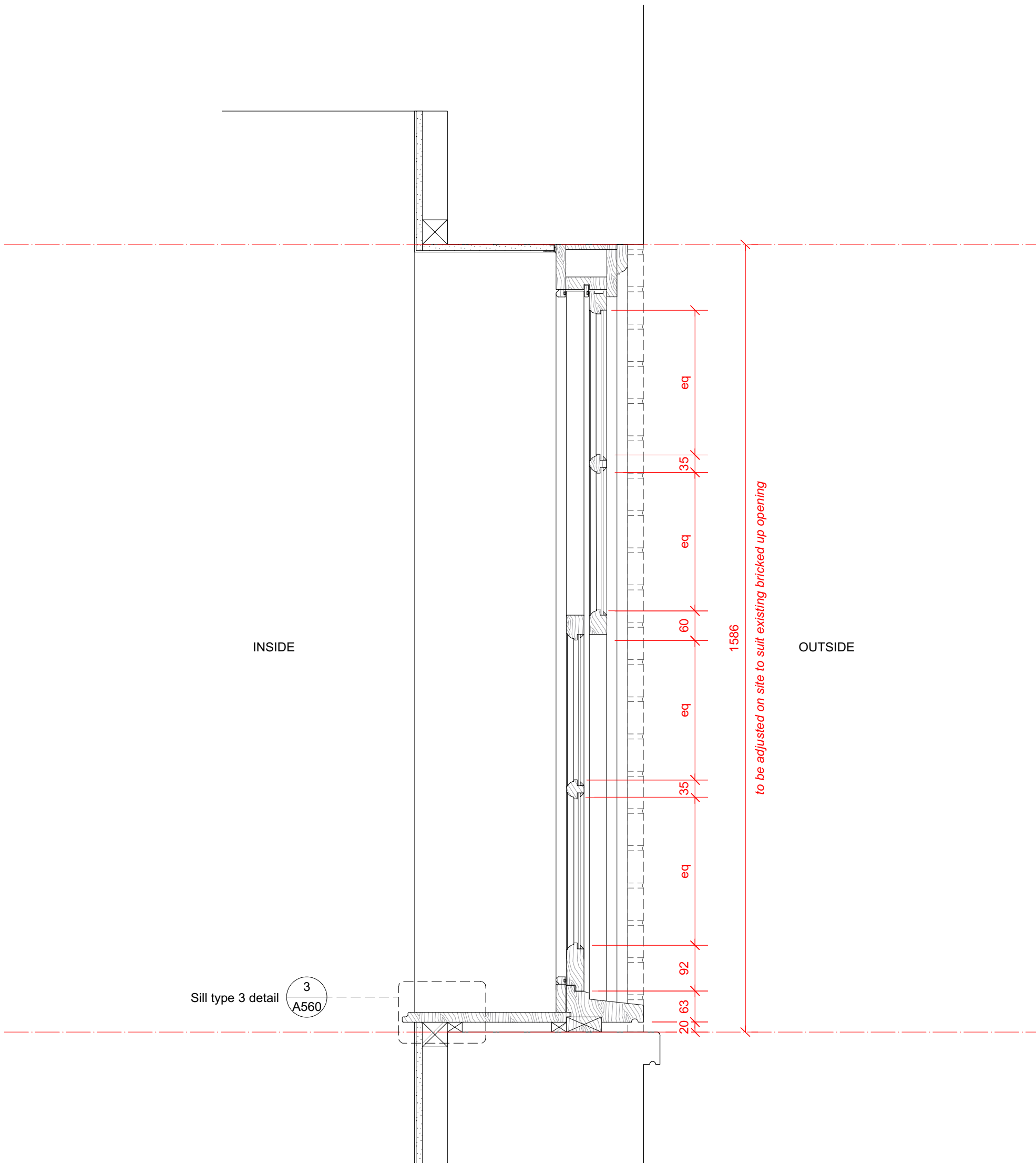
DRAWING NO.  
P541

REV.  
A

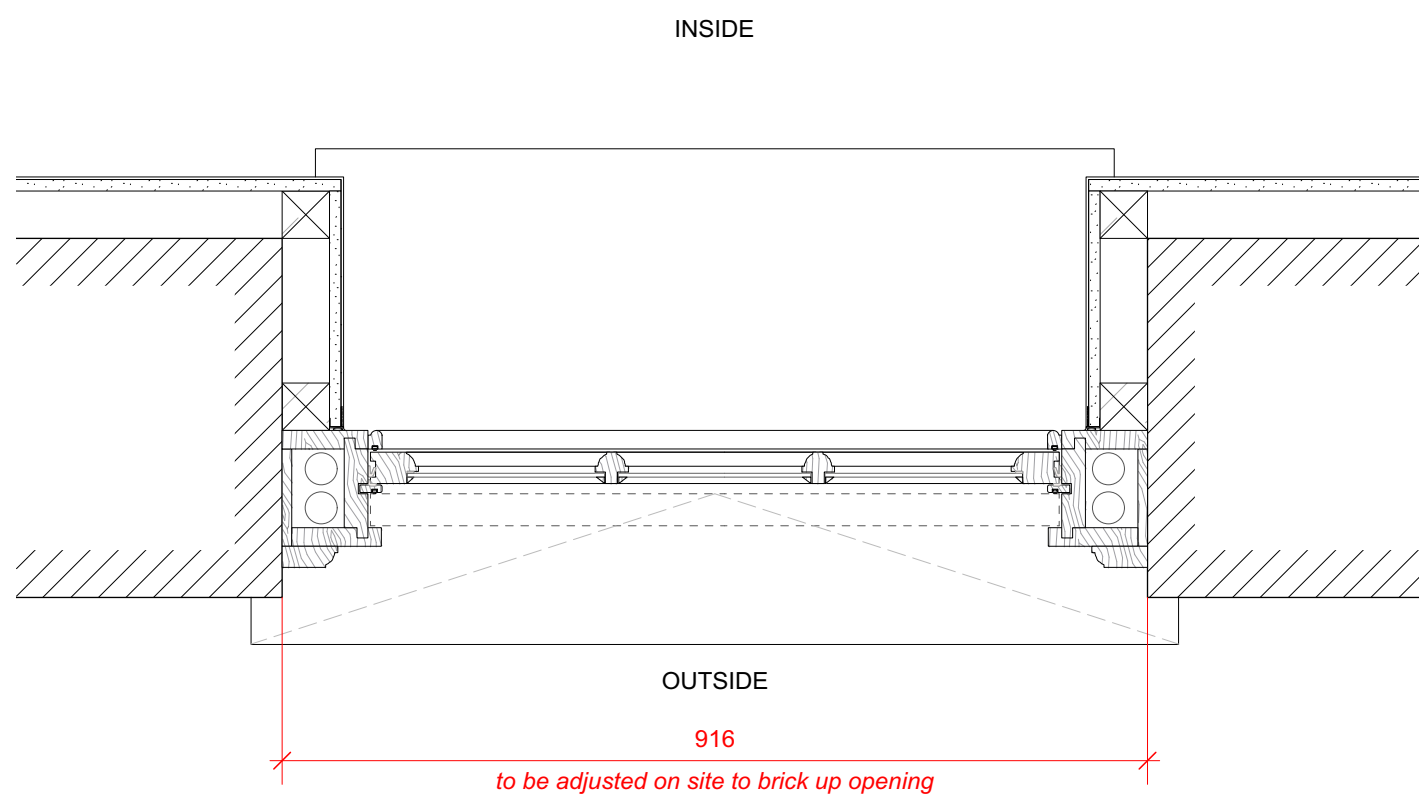
Size of window to be established on site to suit brick dimensions and existing bricked in opening. Top and base of window and glazing bars to align with adjacent window.



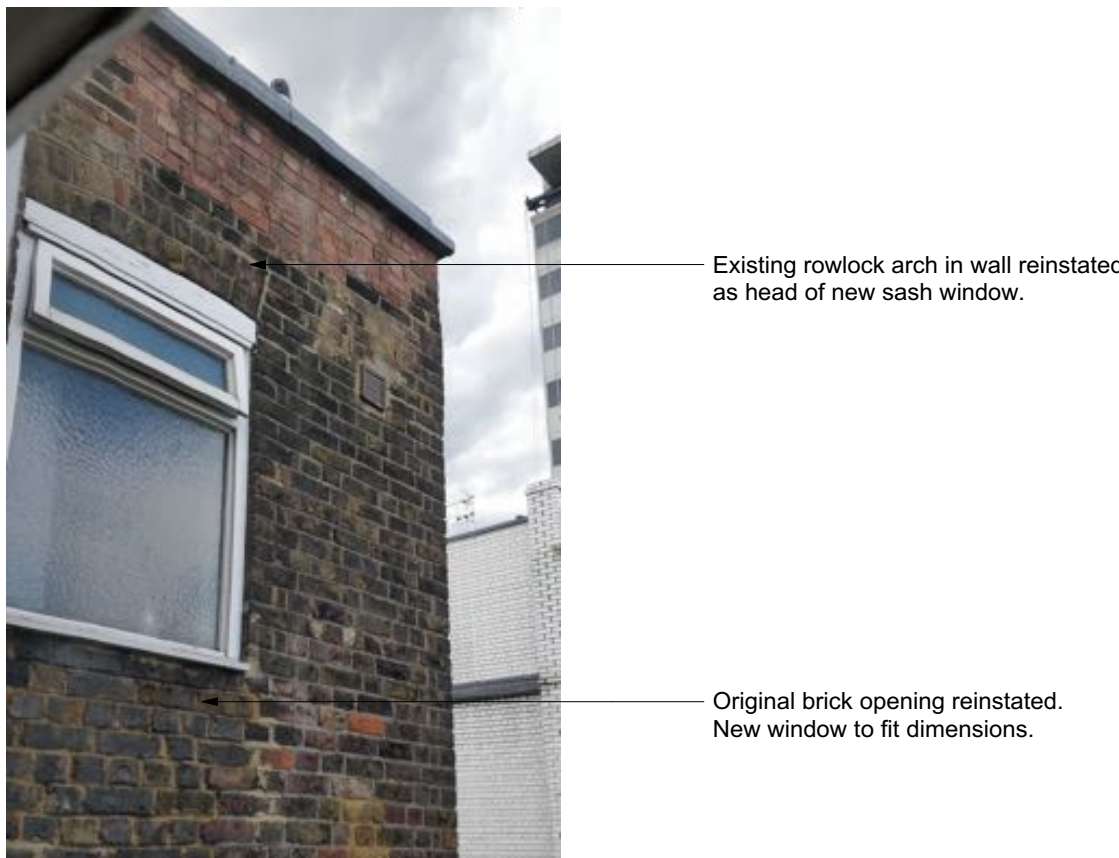
1 Window external elevation  
Scale: 1:8



3 Window section  
Scale: 1:8



2 Window plan  
Scale: 1:8



4 Photo  
Scale: Actual Size

Refer to detail 5 on drawing P540

5 Glazing bead detail  
Scale: Actual Size

## 37 Great James Street

REV	DATE (dd.mm.yy)	DESCRIPTION
A	22.10.21	LBC Condition Discharge

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

### New sash window notes:

Frames  
Solid timber, primed and painted white

Glazing  
4mm thick clear float glass. Toughened within 800m of floor levels.

Glazing Bars  
35mm wide ovolo profile, painted white

External Architrave  
Solid timber with ovolo moulding to edge, to match those existing on rear facade

Seals  
White brush weatherstrips rebated into all parting and staff beads, and lower sash top rail

Fixings  
All fixings to be pelleted / nailed, filled and painted or otherwise concealed. No visible screwheads / nail heads.

External Sill  
Cast concrete painted white, size to match those existing on rear facade

Internal Sill  
Solid timber sill, painted white

Brick Reveals  
Salvaged brick used to form new reveals. Toothing in to existing with queen closer detail to form new opening.

Brick Arch  
Existing arch, subject to inspection by structural engineer

## Quinn Architects

Rochelle School Arnold Circus London E2 7ES  
+44 (0)20 7613 3843 [www.quinnuk.com](http://www.quinnuk.com)

DRAWING TITLE

### External Doors & Windows New sash window W3.06

SCALE 1:8 @ A1	DRAWN BY CE
	CHECKED BY LQ

DRAWING STATUS  
PLANNING

PROJECT NO. QA203	DRAWING NO. P542	REV. A
----------------------	---------------------	-----------