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## 115-119 CAMDEN HIGH STREET, NW1 7JS

LONDON BOROUGH OF CAMDEN PLANNING CONDITION 20 **REVISION C** 30/11/21

December 2020

1. Introduction

2019/3138/P.

Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

2. Condition Requirement

Access - Hotel Rooms

authority.

Local Plan 2017.

## CONDITION COVERING STATEMENT

Planning Application reference: 2019/3138/P dated: 24

This statement accompanies the application for the approval of details reserved by Condition 20 of application number

Prior to the commencement of use of the hotel, detailed plans of the 8 (10%) fully wheelchair accessible rooms shall be submitted to and approved in writing by the local planning

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy C6 of the Camden

- 1.1. The proposed development will provide a new five storey building with a new 80 bedroom hotel.
- The following paragraphs provide an access statement 1.2. relating to Planning condition 20.
- 1.3. Upper floor levels will provide bedroom accommodation and back of house areas on each level.
- 1.4. The hotel will include 80 bedrooms, including 8 universally accessible bedrooms.

#### **Bedroom Corridors**

- Proposed bedroom corridors within the hotel provide a 2.1. standard width of 1200mm.
- 2.2. All bedroom corridors within the hotel are level without ramped or stepped changes in level.
- 2.3. All doors along circulation routes will provide a minimum clear width of 850mm and include vision panels. Please refer to door schedule and door types drawings for details.

#### Universally Accessible Bedrooms

- All proposed Universally Accessible bedrooms will 3.1. comply with the minimum space requirements and facilities as set out in the Whitbread Premier Inn standard model requirements.
- 3.2. Shower wet rooms are provided with a mix of left and right handings.
- 3.3. All UA bedrooms will include alarm pull cords and beacons within the bedrooms and within the shower rooms, along with associated alarm reset buttons.

#### **Operational Matters**

4.1. Following completion of the building, a Fire Risk assessment is to be carried out, providing a comprehensive Fire Emergency and Evacuation Strategy for the building, informed by Premier Inn's general operational policies and protocols.

4.2. An Operations and Maintenance Manual is provided on handover of the building. Extensive staff training is provided on all aspects of customer service and building maintenance prior to hotel opening to ensure all staff are fully informed of both building specific and general Premier Inn operational issues to ensure that the building in operation continues to be accessible to all.

Inforr	mation in support
1.0	4603 - Access S
2.0	4603-WD-102 F
3.0	4603-WD-103 F
4.0	4603-WD-104 F
5.0	4603-WD-105 F
6.0	4603-WD-224 F
7.0	4603-WD-225 C
8.0	4603-WD-226 E
9.0	4603-WD-227 C
10.0	4603-WD-228 G
11.0	4603-WD-229 D
12.0	4603-WD-230 F
13.0	4603-WD-231 C
14.0	4603-WD-263
15.0	UA Accessibility

## INFORMATION PROVIDED

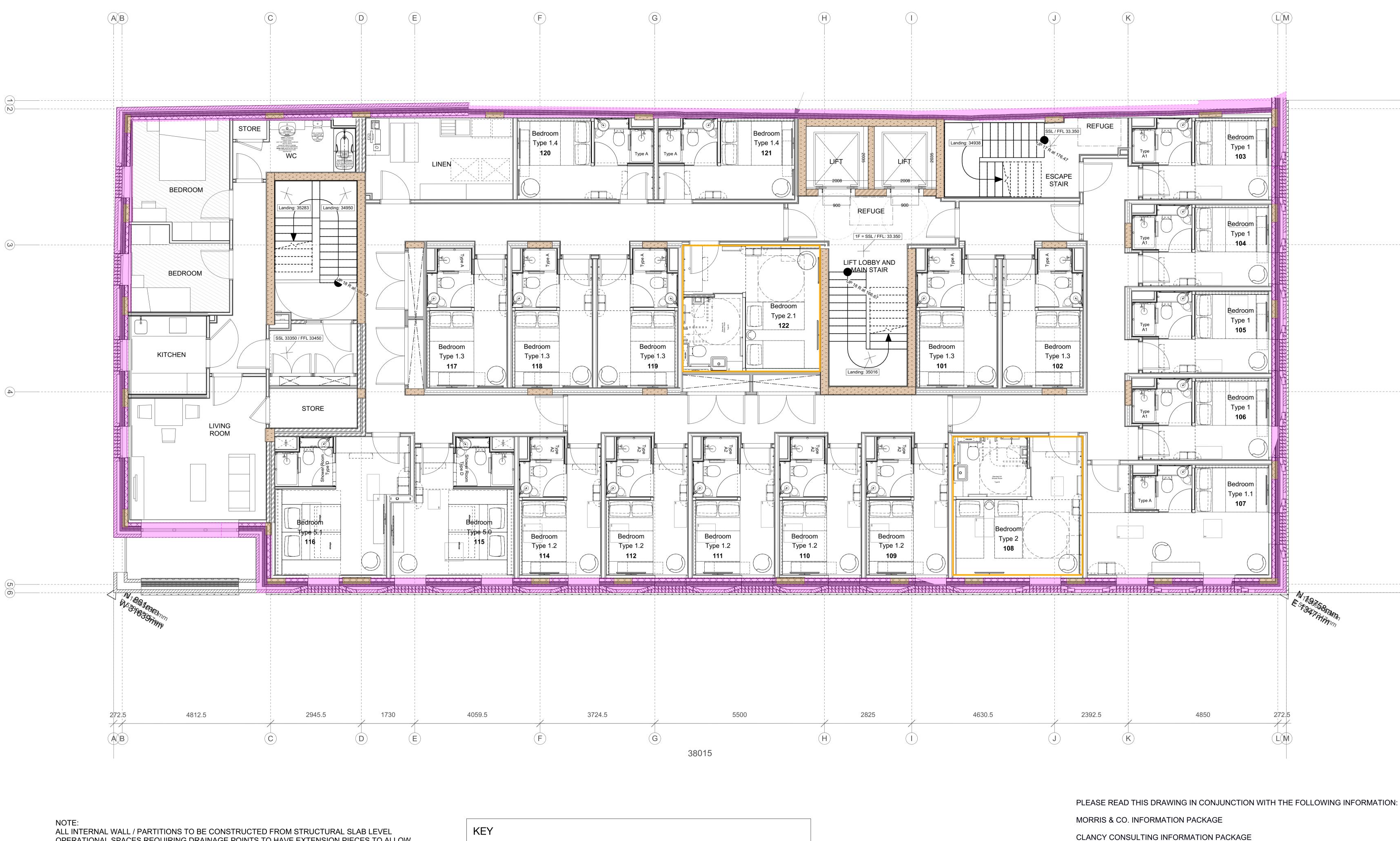
ort of - Condition 20:

Statement

- R-1F INTERNAL GA PLAN
- R-2F INTERNAL GA PLAN
- R-3F INTERNAL GA PLAN
- R-4F INTERNAL GA PLAN
- F-Hub Hotel UA Bedroom (Type 02.0)
- 5 C-Hub Hotel UA Bedroom (Type 02.0)
- E-Hub Hotel UA Bedroom (Type 02.1)
- C-Hub Hotel UA Bedroom (Type 02.1)
- 3 G-Hub Hotel UA Bedroom (Type 02.2)
- D-Hub Hotel UA Bedroom (Type 02.2)
- F-Hub Hotel UA Bedroom (Type 02.3)
- C-Hub Hotel UA Bedroom (Type 02.3)
- B-Hub Hotel UA Shower Room (Type B) lity File Note

Orange outline on plan highlights UA bedroom locations.

## UA ROOM LOCATIONS IN PLAN



OPERATIONAL SPACES REQUIRING DRAINAGE POINTS TO HAVE EXTENSION PIECES TO ALLOW INSTALLATION AT FINISHED FLOOR LEVEL WHERE NECCESSARY

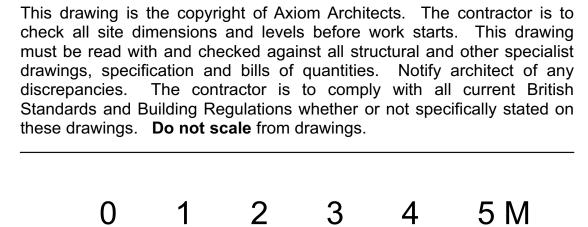
PLEASE READ THIS DRAWING INCONJUNCTION WITH THE FOLLOWING GA SECTION DRAWINGS: 4603-WD-200-204

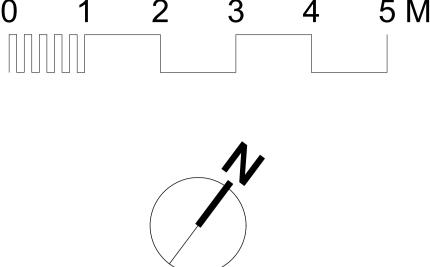
Refer to Morris + Company info for details

Refer to Clancy info for structural details

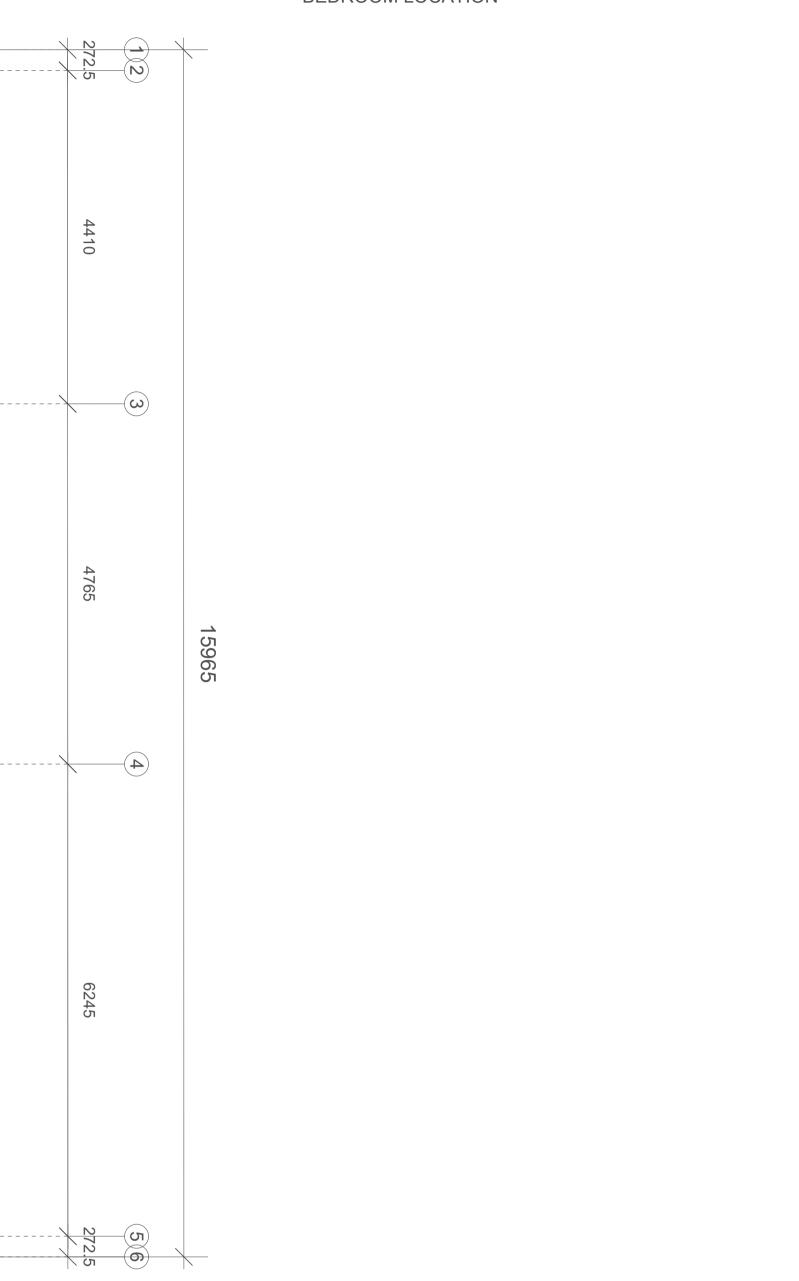
CLANCY CONSULTING INFORMATION PACKAGE PSH CONSULTING INFORMATION PACKAGE SIKA SPECIFICATION DOCUMENTS TUV-SUD LIFTS INFORMATION KNAUF RAISED FLOORING SPECIFICATIONS HILITI FIRE STOPPING SPECIFICATION ARNOLD LAVER INFORMATION PACKAGE

LLOYD WORRALL INFORMATION PACKAGE PROJECT SPECIFICATION NBS DOCUMENT ROOM DATA SHEETS





## NOTE: ORANGE RECTANGLE DENOTES UA BEDROOM LOCATION



R	30/09/21	Stage 5 Whitbread PSO Refresh	JD
Q	18.12.20	Updated Stage 5 Release	AM
Ρ	10.11.20	Grid Added - Stage 5 Release	AM
Rev	Date	Description	By Chk

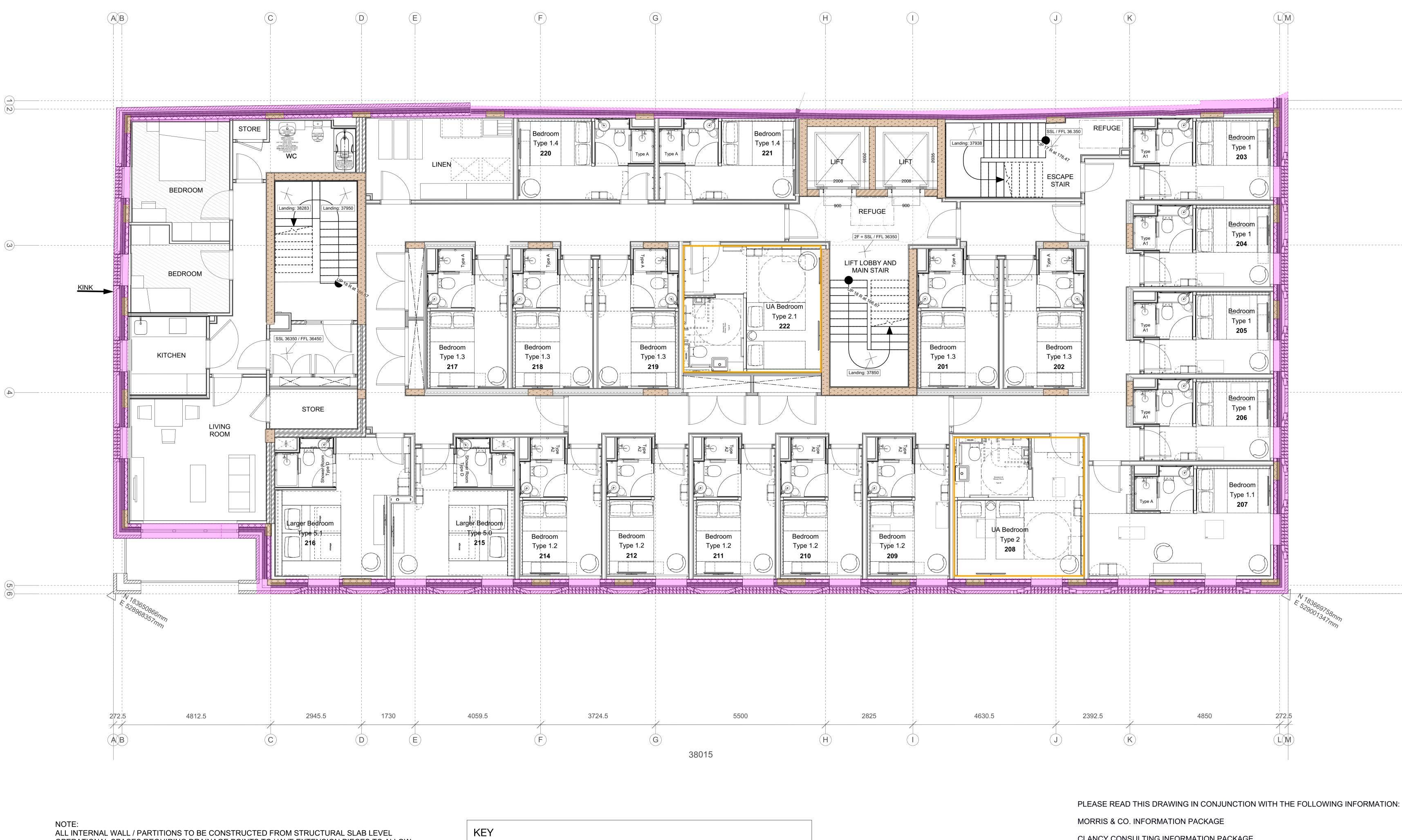
**ARCHITECTS** 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU

Tel. 01273 479434 www.axiomarchitects.co.uk Client Demar BVI Ltd. Project hub by Premier Inn

115-119 Camden High Street London

## Drawing **1F INTERNAL GA PLAN**

Date Drawn Checked Scale Status 1:50 @A0 19.06.19 AM Construction Drawing No. Revision 4603-WD-102 R



OPERATIONAL SPACES REQUIRING DRAINAGE POINTS TO HAVE EXTENSION PIECES TO ALLOW INSTALLATION AT FINISHED FLOOR LEVEL WHERE NECCESSARY

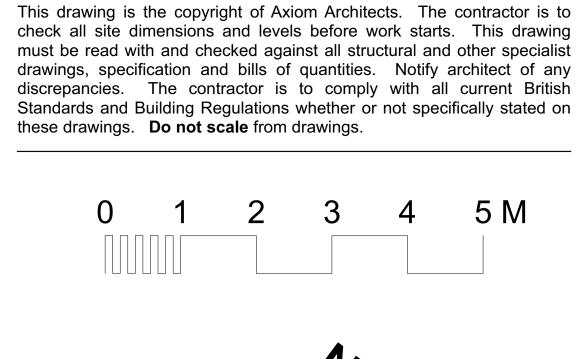
PLEASE READ THIS DRAWING INCONJUNCTION WITH THE FOLLOWING GA SECTION DRAWINGS: 4603-WD-200-204

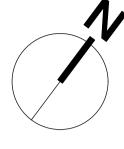
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## NOTE: ORANGE RECTANGLE DENOTES UA **BEDROOM LOCATION**



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Ρ	10.11.20	Grid Added - Stage 5 Release	AM
Q	18.12.20	Updated Stage 5 Release	AM
R	30/09/21	Stage 5 Whitbread PSO Refresh	JD

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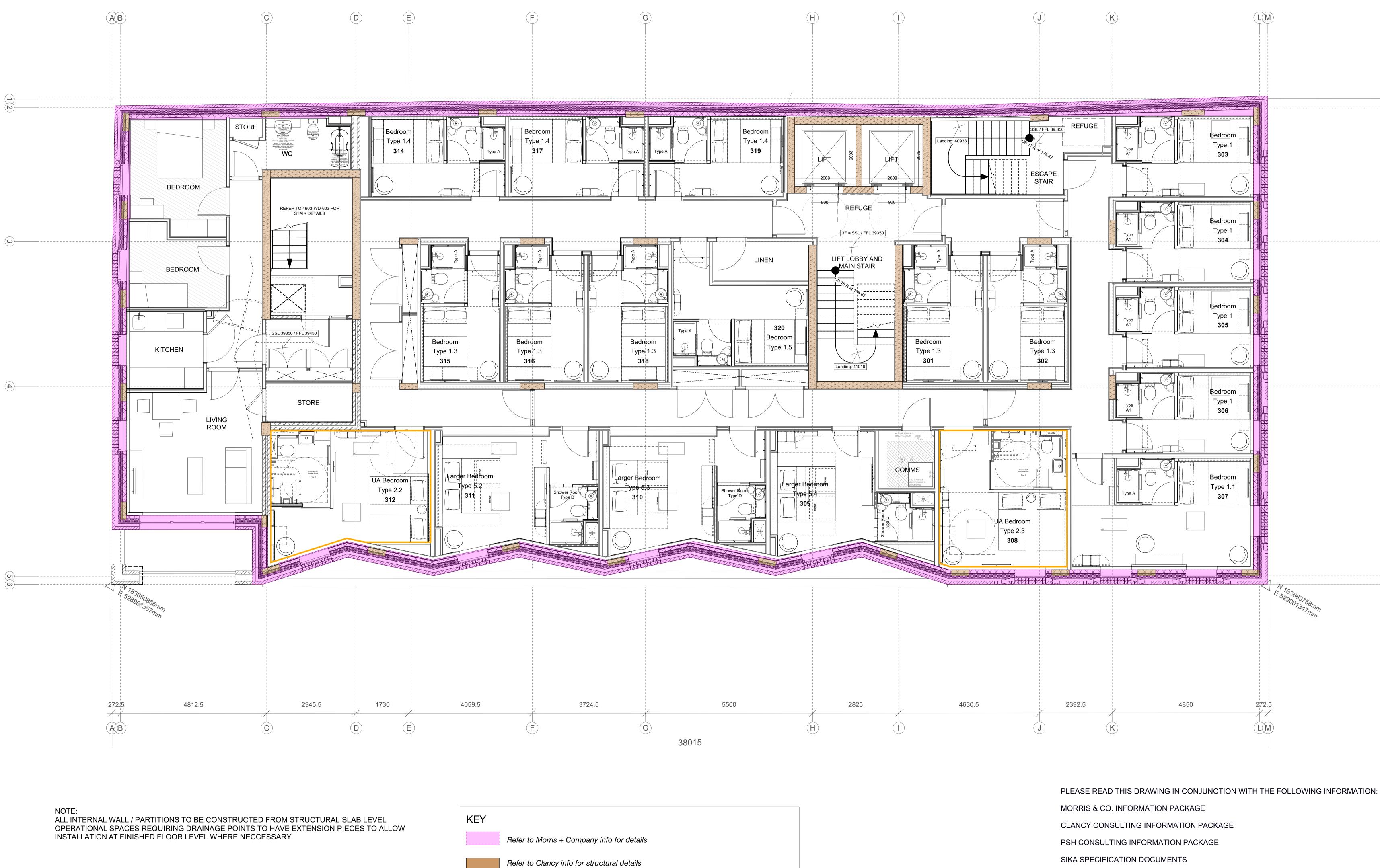
## Drawing **2F INTERNAL GA PLAN**

Date Drawn Checked Scale Status 1:50 @A0 19.06.19 AM Construction Drawing No.

4603-WD-103 R

Revision



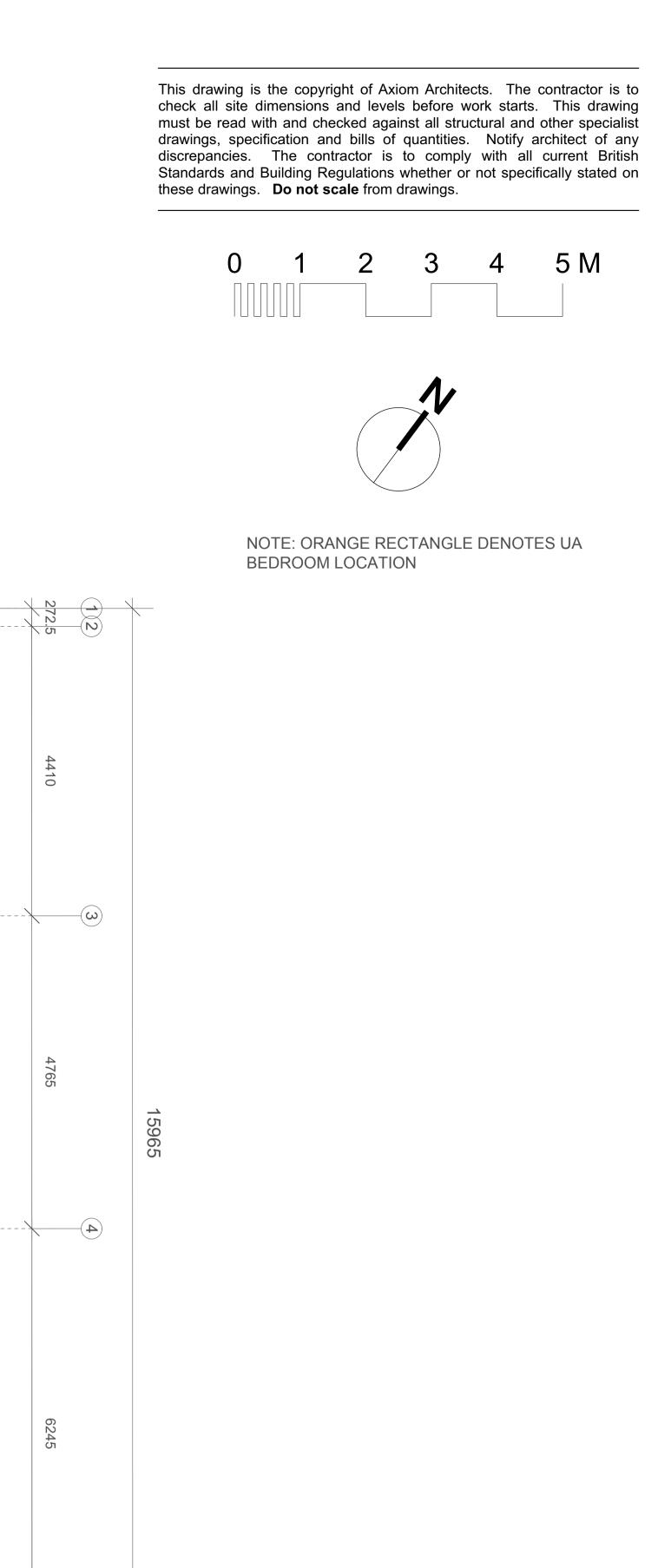


PLEASE READ THIS DRAWING INCONJUNCTION WITH THE FOLLOWING GA SECTION DRAWINGS: 4603-WD-200-204

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PROJECT SPECIFICATION NBS DOCUMENT

ROOM DATA SHEETS



Rev	Date	Description	By Chk
Ρ	10.11.20	Grid Added - Stage 5 Release	AM
Q	18.12.20	Updated Stage 5 Release	AM
R	30/09/21	Stage 5 Whitbread PSO Refresh	JD

**ARCHITECTS** 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU Tel. 01273 479434 www.axiomarchitects.co.uk

Client Demar BVI Ltd. Project hub by Premier Inn 115-119 Camden High Street London Drawing

# **3F INTERNAL GA PLAN**

Date Drawn Checked Scale Status 1:50 @A0 19.06.19 AM Construction Drawing No. Revision 4603-WD-104 R

· 72.5



NOTE:

ALL INTERNAL WALL / PARTITIONS TO BE CONSTRUCTED FROM STRUCTURAL SLAB LEVEL OPERATIONAL SPACES REQUIRING DRAINAGE POINTS TO HAVE EXTENSION PIECES TO ALLOW INSTALLATION AT FINISHED FLOOR LEVEL WHERE NECCESSARY

PLEASE READ THIS DRAWING INCONJUNCTION WITH THE FOLLOWING GA SECTION DRAWINGS: 4603-WD-200-204 KEY

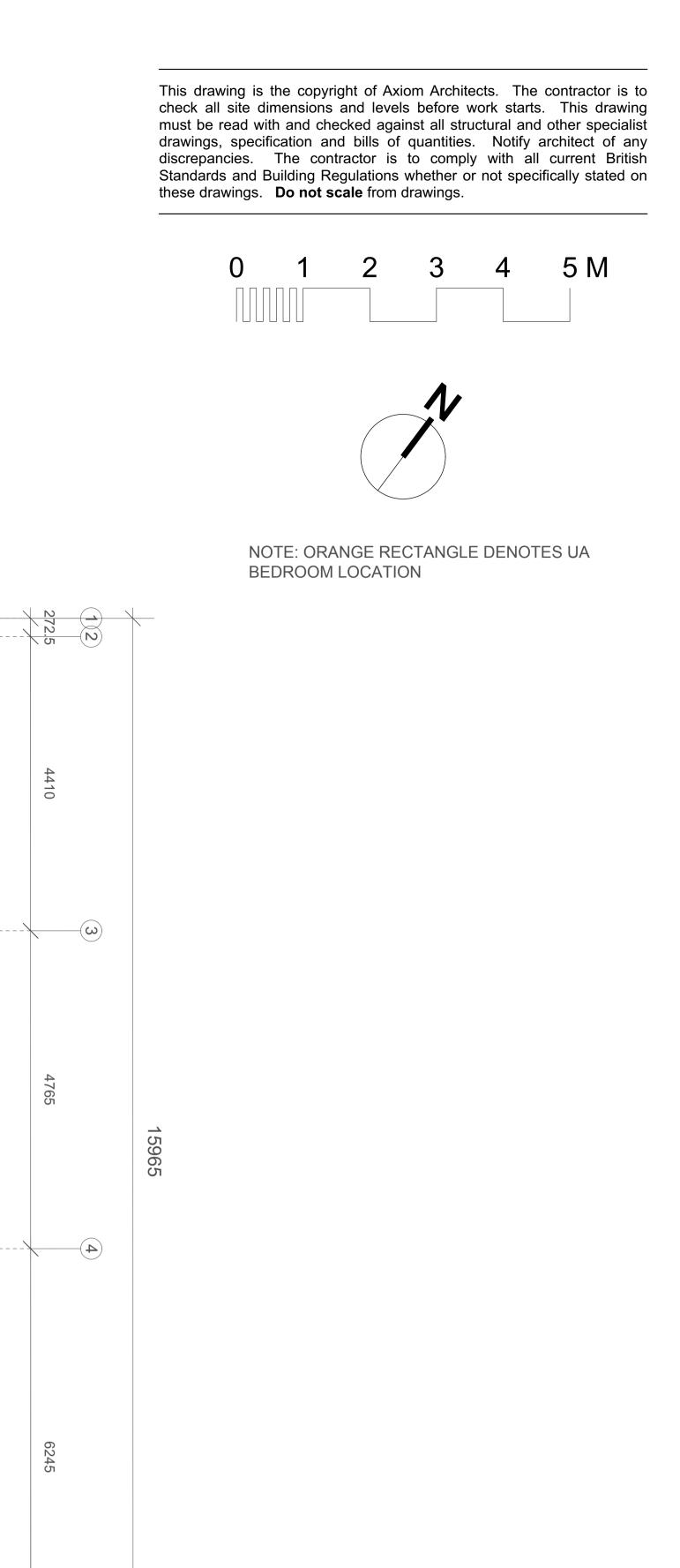
Refer to Morris + Company info for details

Refer to Clancy info for structural details

PLEASE READ THIS DRAWING IN CONJUNCTION WITH THE FOLLOWING INFORMATION:
MORRIS & CO. INFORMATION PACKAGE
CLANCY CONSULTING INFORMATION PACKAGE
PSH CONSULTING INFORMATION PACKAGE
SIKA SPECIFICATION DOCUMENTS
TUV-SUD LIFTS INFORMATION
KNAUF RAISED FLOORING SPECIFICATIONS
HILITI FIRE STOPPING SPECIFICATION
ARNOLD LAVER INFORMATION PACKAGE
LLOYD WORRALL INFORMATION PACKAGE

PROJECT SPECIFICATION NBS DOCUMENT

ROOM DATA SHEETS



Rev	Date	Description	By Chk
Ρ	10.11.20	Grid Added - Stage 5 Release	AM
Q	18.12.20	Updated Stage 5 Release	AM
R	30/09/21	Stage 5 Whitbread PSO Refresh	JD

AXIOM
 ARCHITECTS
 1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU

www.axiomarchitects.co.uk

Client Demar BVI Ltd. Project hub by Premier Inn 115-119 Camden High Street London

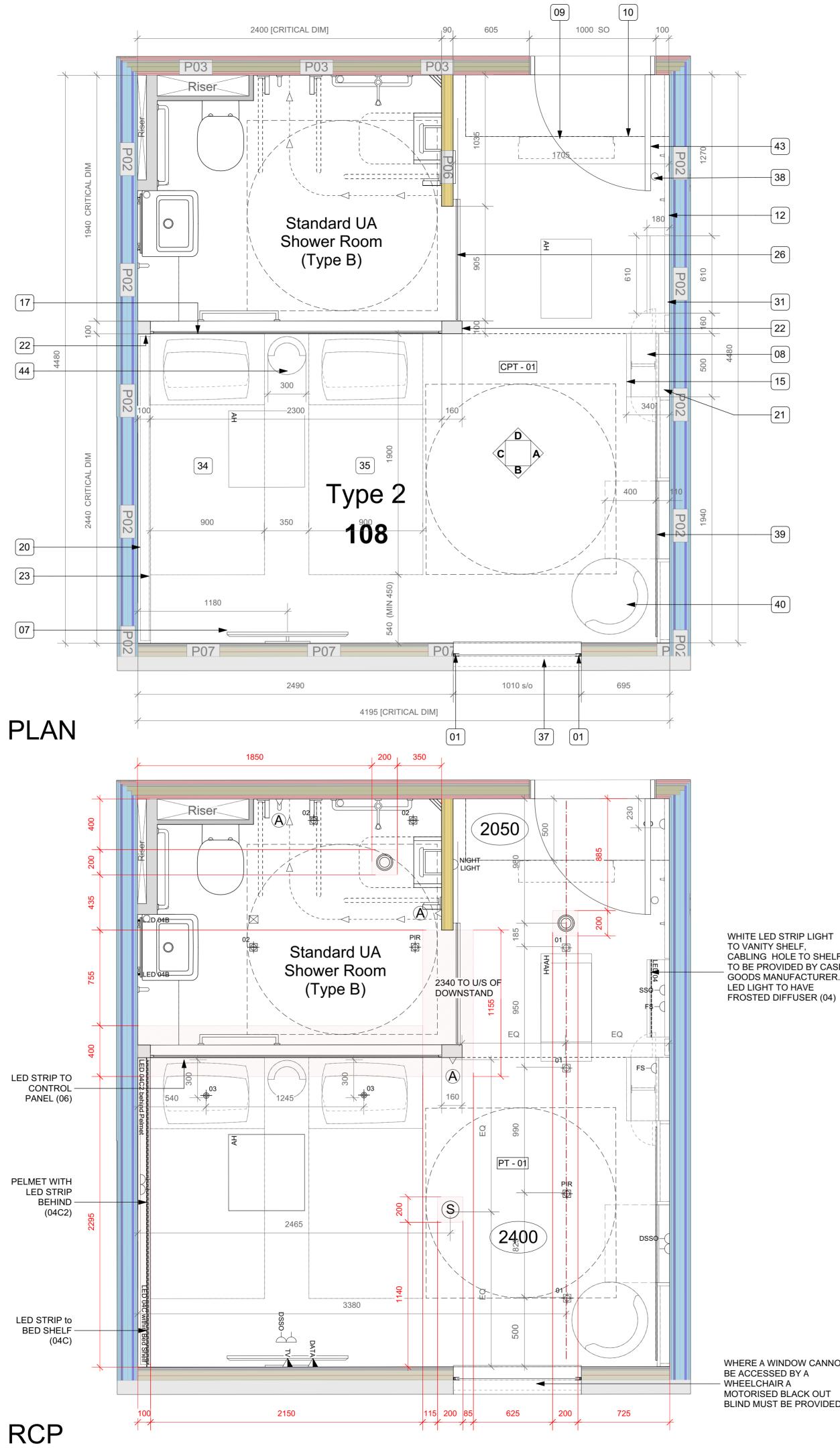
## 4F INTERNAL GA PLAN

Tel. 01273 479434

ScaleStatusDateDrawnChecked1:50 @A0Construction19.06.19AMDrawing No.Revision4603-VDD-105R

TION:

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WHITE LED STRIP LIGHT TO VANITY SHELF, CABLING HOLE TO SHELF, TO BE PROVIDED BY CASE GOODS MANUFACTURER. LED LIGHT TO HAVE

WHERE A WINDOW CANNOT BE ACCESSED BY A MOTORISED BLACK OUT BLIND MUST BE PROVIDED

## 0

UA BEDROOM ANNOTATIONS			
01	BLIND HEADBOX & SEMI RECESSED RUNNERS		
02	SHOP SPRAYED TIMBER LINING PT - 03		
03	TIMBER EFFECT WALLPAPER		
04	ARTWORK BY PORTABELLO		
05	TV AERIAL		
06	SINGLE DATA OUTLET		
07	40" SAMSUNG TV ON WALL BRACKET		
08	CONSUMER UNIT & AC FUSE IN WARDROBE ELEC. STORE		
09	AC UNIT		
10	BULKHEAD		
11	TIMBER PANEL TO SUPPORT HOOKS		
12	POLCOM COAT HOOK PANEL WITH COAT HOOKS BW - 02		
13	HAIR DRYER AND WALL MOUNT		
14	BOTTLE OPENER		
15	MIRROR TO WARDROBE.		
16	POLCOM 6MM OPT WHITE TOUGHENED BACK COATED GLASS (POLCOM) PANELS 10YY41/08 3 NO. EQUAL x 2275		
17	BATHROOM GLAZING BY ABBEY GLASS GL - 02		
18	VIVID BEDHEAD CONTROL PANEL REFER TO DETAILS FOR CUT OUT SIZE		
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24	POLCOM LAMINATE UPSTAND LM - 02		
25	DSSO WITH USB CHARGER		
26	GLAZED SLIDING BATHROOM DOOR (ABBEY GLASS) GL - 02		
27	GAS DETECTION UNIT		
28	SKIRTING PT - 03		
29	DSSO		
30	PT - 04 TO WALL AND WINDOW REVEAL		
31	POLCOM VANITY SHELF PT - 03		
32	ALARM RESET BUTTON		
33	VIVID TO ADVISE ON POWER AND SWITCH ALLOWANCE		
34	POLCOM MOVABLE BED		
35	POLCOM MOVABLE BED		
36	NIGHT LIGHT		
37	WINDOW, FOR WINDOW DETAILS SEE WINDOW SCHEDULE		
38	FLOOR MOUNTED DOOR STOP		
39	POLCOM DROP DOWN DESK		
40	BEDROOM CHAIR		
41	FIRE SIGNAGE		
42	SPY HOLE & COVER		
43	914 X 1981 DOOR LM - 04		
44	BEDSIDE TABLE (LOOSE)		
45	LIGHT BOX		

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ELECTRICAL SYMBOL LEGEND		
Ф 01	LED DOWNLIGHTER	
⊕02	LED DOWNLIGHTER IP65 RATED	
-\$- 03	TILT LED DOWNLIGHTER	
LED 04	LED STRIP	
DIR	PIR	
	NIGHT LIGHT (UA ROOMS ONLY)	
	WALL MOUNTED LIGHT	
D-FS	13A SWITCHED FUSED SPUR OUTLET	
D-sso	13A SINGLE SWITCHED SOCKET OUTLET	
- Dsso	13A DOUBLE SWITCHED SOCKET OUTLET	
ντ	AERIAL OUTLET	
	TWIN DATA OUTLET	
A	ALARM PULL CORD (UA ROOMS ONLY)	
$\bigtriangleup$	ALARM RESET BUTTON (UA ROOMS ONLY)	
) GD	GAS DETECTOR	
S	SMOKE DETECTOR & SOUNDER	
$\bigcirc$	SUPPLY / EXTRACT VENT VALVE	

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

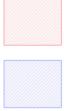
PLEASE PLAN FOR LIGHTING REFS NUMBER AND ROOM DATA SHEETS FOR LIGHTING SPEC

DIMENSIONS WHERE GIVEN ARE TAKEN TO FINISHED FACES OF PLASTERBOARD AND DO NOT INCLUDE SURFACE APPLIED FINISHES SUCH AS TILING AND GLASS PANELLING.

COMBINED DETECTOR AND SOUNDER, TO BE COMBINED WITH ALARM BEACONS IN 10% OF ROOMS

NOTE: WINDOW TO OPEN INWARDS TO ALLOW FOR CLEANING -SWING DIRECTION TO BE CONFIRMED. FOR WINDOW DETAIL REFER TO 5.01 WINDOW SCHEDULE

## KEY



18mm Plywood panel

SW noggin between studs

Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

Rev	Date	Description	By Chk
Е	13/12/19	Tender update	KR JL
F	21/09/20	Stage 5 Release	AM

# AXIOMARCHITECTS

1 Brooklands Yard Southover High Street Lewes East Suusex BN7 1HU Tel. 01273 479434 www.axiomarchitects.co.uk Client

Demar (BVI) Holdings Ltd

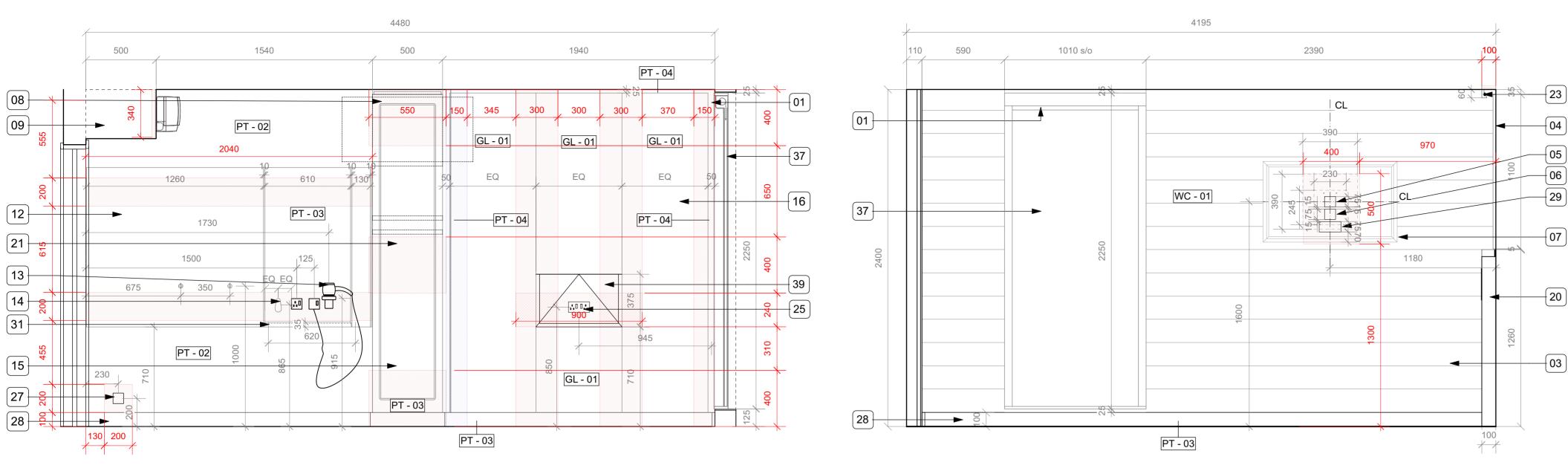
## Project

115-119 CAMDEN HIGH STREET LONDON NW1 7JS

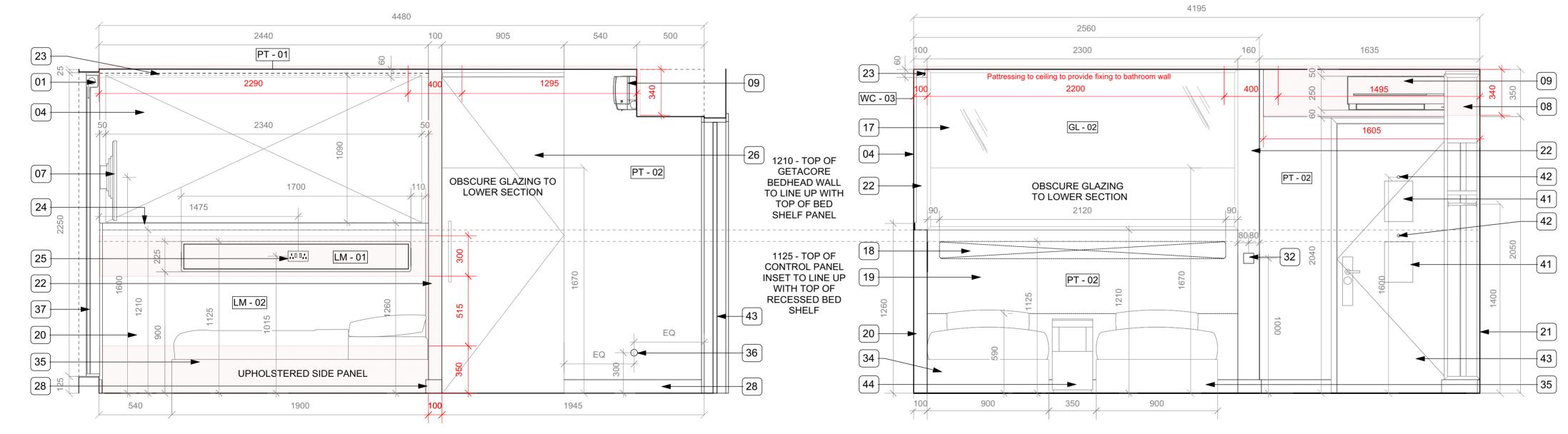
Drawing

Hub Hotel UA Bedroom (Type 02.0) Plans

Scale Date Drawn Checked Status 1:20@A1 Construction 08/07/19 KR AM Drawing No. Revision 4603-WD-224 F







## ELEVATION C

Model Bedroom Elevations HANDED (Right-hand transfer to bed)



ELEVATION D

	UA BEDROOM ANNOTATIONS
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING PT - 03
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42	SPY HOLE & COVER
43	914 X 1981 DOOR LM - 04
44	BEDSIDE TABLE (LOOSE)
45	LIGHT BOX

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LED 04	LED STRIP			
PIR	PIR			
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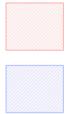
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### NOTE:

Please refer to bedroom pattress drawing for plan locations of pattresses

Re	v Date	Description	By Chk
В	22/11/19	Tender Issue	KR JL
С	21/09/20	Stage 5 Release	AM



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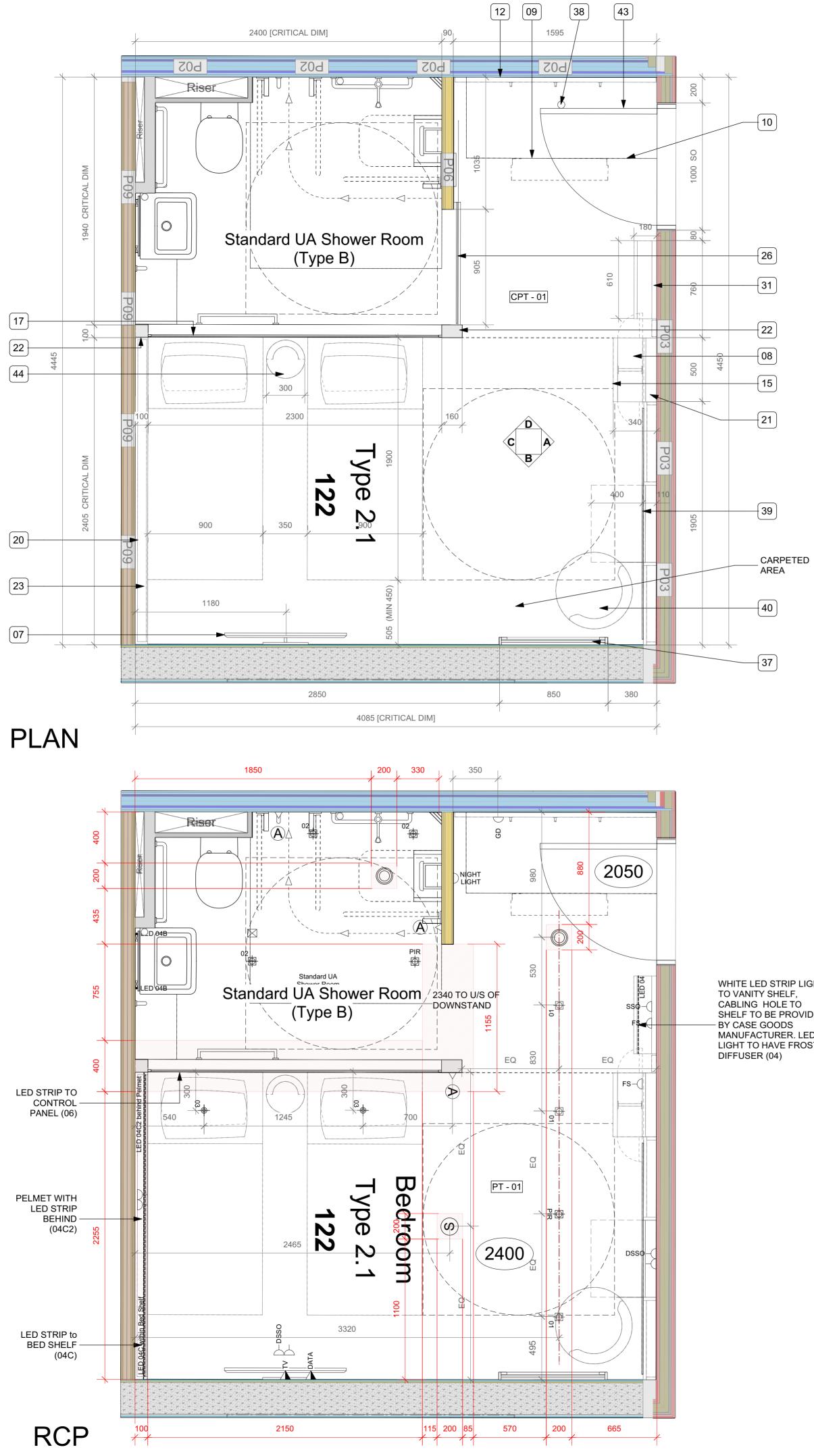
## Project

115-119 CAMDEN HIGH STREET LONDON NW1 7JS

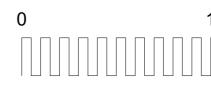
Drawing

Hub Hotel UA Bedroom (Type 02.0) Elevations





WHITE LED STRIP LIGHT CABLING HOLE TO SHELF TO BE PROVIDED MANUFACTURER. LED LIGHT TO HAVE FROSTED



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TV	AERIAL OUTLET	
DATA	TWIN DATA OUTLET	
A	ALARM PULL CORD (UA ROOMS ONLY)	
$\bigtriangleup$	ALARM RESET BUTTON (UA ROOMS ONLY)	
) GD	GAS DETECTOR	
S	SMOKE DETECTOR & SOUNDER	
$\bigcirc$	SUPPLY / EXTRACT VENT VALVE	

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

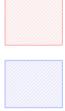
PLEASE PLAN FOR LIGHTING REFS NUMBER AND ROOM DATA SHEETS FOR LIGHTING SPEC

DIMENSIONS WHERE GIVEN ARE TAKEN TO FINISHED FACES OF PLASTERBOARD AND DO NOT INCLUDE SURFACE APPLIED FINISHES SUCH AS TILING AND GLASS PANELLING.

COMBINED DETECTOR AND SOUNDER, TO BE COMBINED WITH ALARM BEACONS IN 10% OF ROOMS

NOTE: WINDOW TO OPEN INWARDS TO ALLOW FOR CLEANING -SWING DIRECTION TO BE CONFIRMED. FOR WINDOW DETAIL REFER TO 5.01 WINDOW SCHEDULE

## KEY



18mm Plywood panel

SW noggin between studs

Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

Rev	Date	Description	By Chk
D	22/11/19	Tender Issue	KR JL
Е	21/09/20	Stage 5 Release	AM

# AXIOMARCHITECTS

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Demar (BVI) Holdings Ltd

## Project

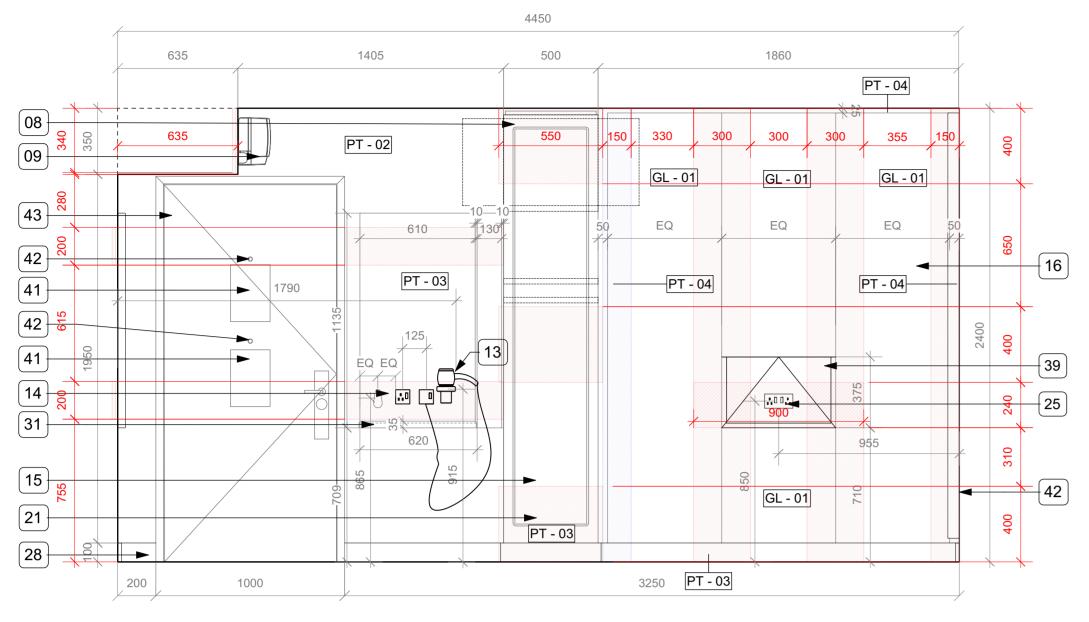
115-119 CAMDEN HIGH STREET LONDON NW1 7JS

Drawing

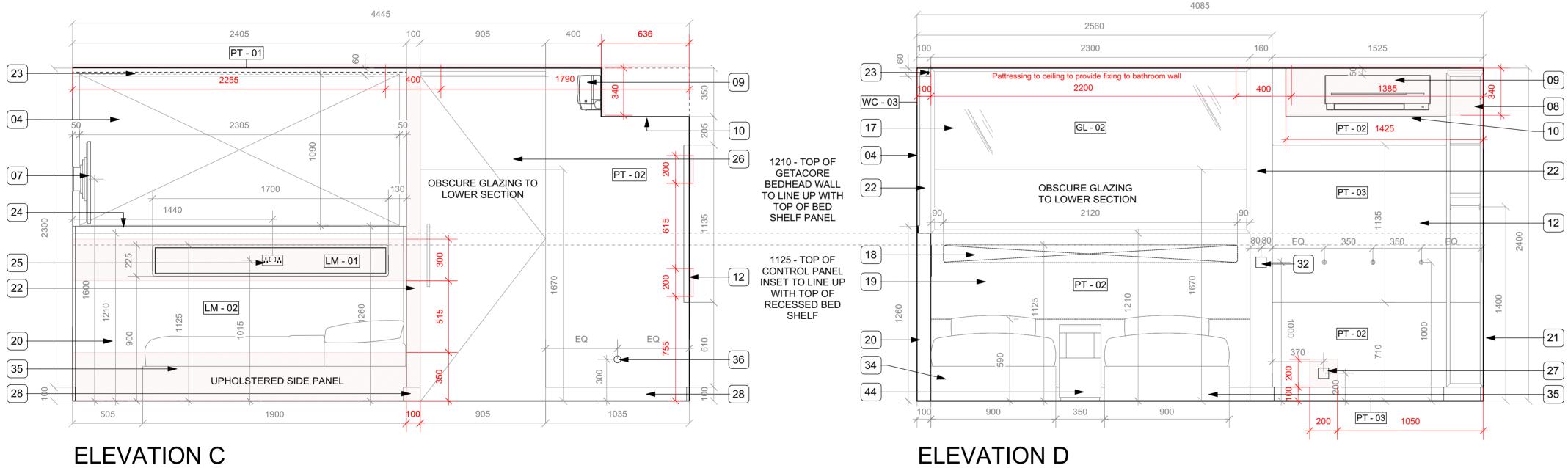
Hub Hotel UA Bedroom (Type 02.1) Plans

Scale Date Drawn Checked Status 1:20@A1 Construction 08/07/19 KR AM Drawing No. Revision

4603-WD-226 E

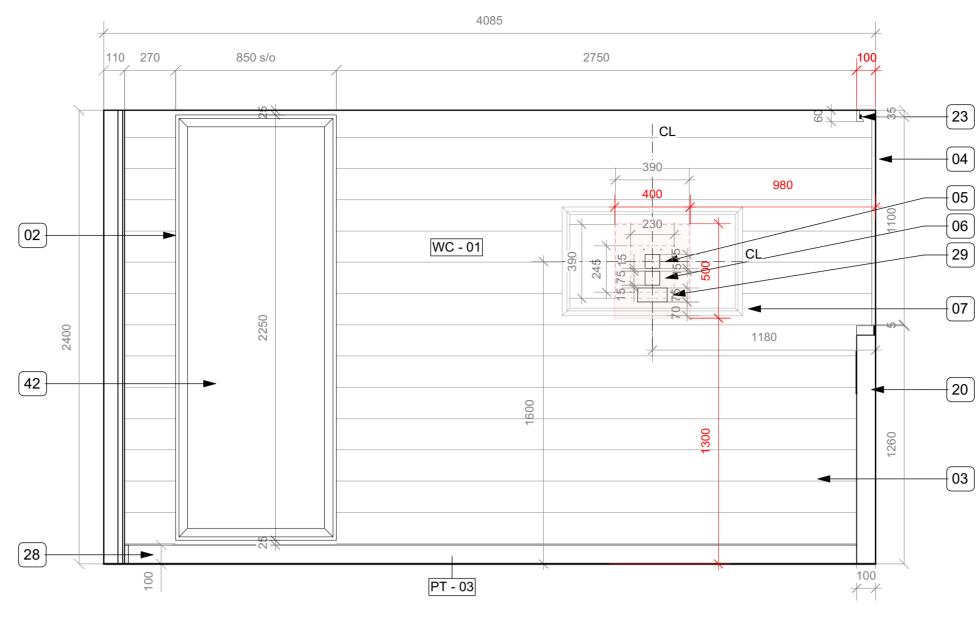






## **ELEVATION C**

Model Bedroom Elevations HANDED (Right-hand transfer to bed)





	UA BEDROOM ANNOTATIONS
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING PT - 03
03	TIMBER EFFECT WALLPAPER
04	ARTWORK BY PORTABELLO
05	TV AERIAL
06	SINGLE DATA OUTLET
07	40" SAMSUNG TV ON WALL BRACKET
08	CONSUMER UNIT & AC FUSE IN WARDROBE ELEC. STORE
09	AC UNIT
10	BULKHEAD
11	TIMBER PANEL TO SUPPORT HOOKS
12	POLCOM COAT HOOK PANEL WITH COAT HOOKS BW - 02
13	HAIR DRYER AND WALL MOUNT
14	BOTTLE OPENER
15	MIRROR TO WARDROBE.
16	POLCOM 6MM OPT WHITE TOUGHENED BACK COATED GLASS (POLCOM) PANELS 10YY41/08 3 NO. EQUAL x 2275
17	BATHROOM GLAZING BY ABBEY GLASS GL - 02
18	VIVID BEDHEAD CONTROL PANEL REFER TO DETAILS FOR CUT OUT SIZE
19	POLCOM WALL. A - 01 AROUND CONTROL PANEL
20	POLCOM BED SHELF. PAINTED MDF
21	POLCOM HANGING STORAGE PT - 03 WARDROBE TO BE IN LINE WITH BATHROOM WALL
22	POLCOM WALL. PAINTED MDF
23	PELMET WITH LED STRIP BEHIND
24	POLCOM LAMINATE UPSTAND LM - 02
25	DSSO WITH USB CHARGER
26	GLAZED SLIDING BATHROOM DOOR (ABBEY GLASS) GL - 02
27	GAS DETECTION UNIT
28	SKIRTING PT - 03
29	DSSO
30	PT - 04 TO WALL AND WINDOW REVEAL
31	POLCOM VANITY SHELF PT - 03
32	ALARM RESET BUTTON
33	VIVID TO ADVISE ON POWER AND SWITCH ALLOWANCE
34	POLCOM MOVABLE BED
35	POLCOM MOVABLE BED
36	NIGHT LIGHT
37	WINDOW, FOR WINDOW DETAILS SEE WINDOW SCHEDULI
38	FLOOR MOUNTED DOOR STOP
39	POLCOM DROP DOWN DESK
40	BEDROOM CHAIR
41	FIRE SIGNAGE
42	SPY HOLE & COVER
43	914 X 1981 DOOR LM - 04
44	BEDSIDE TABLE (LOOSE)
- •	LIGHT BOX

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ELECTRICAL SYMBOL LEGEND		
Ф 01	LED DOWNLIGHTER	
	LED DOWNLIGHTER IP65 RATED	
- <del> </del> 03	TILT LED DOWNLIGHTER	
LED 04	LED STRIP	
PIR	PIR	
	NIGHT LIGHT (UA ROOMS ONLY)	
07	WALL MOUNTED LIGHT	
D-FS	13A SWITCHED FUSED SPUR OUTLET	
D-sso	13A SINGLE SWITCHED SOCKET OUTLET	
- Dsso	13A DOUBLE SWITCHED SOCKET OUTLET	
TV	AERIAL OUTLET	
	TWIN DATA OUTLET	
A	ALARM PULL CORD (UA ROOMS ONLY)	
$\bigtriangleup$	ALARM RESET BUTTON (UA ROOMS ONLY)	
) GD	GAS DETECTOR	
S	SMOKE DETECTOR & SOUNDER	
$\bigcirc$	SUPPLY / EXTRACT VENT VALVE	

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

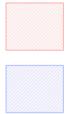
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## KEY



18mm Plywood panel

SW noggin between studs

Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

### NOTE:

Please refer to bedroom pattress drawing for plan locations of pattresses

Rev	Date	Description	By Chk
В	22/11/19	Tender Issue	KR JL
С	21/09/20	Stage 5 Release	AM



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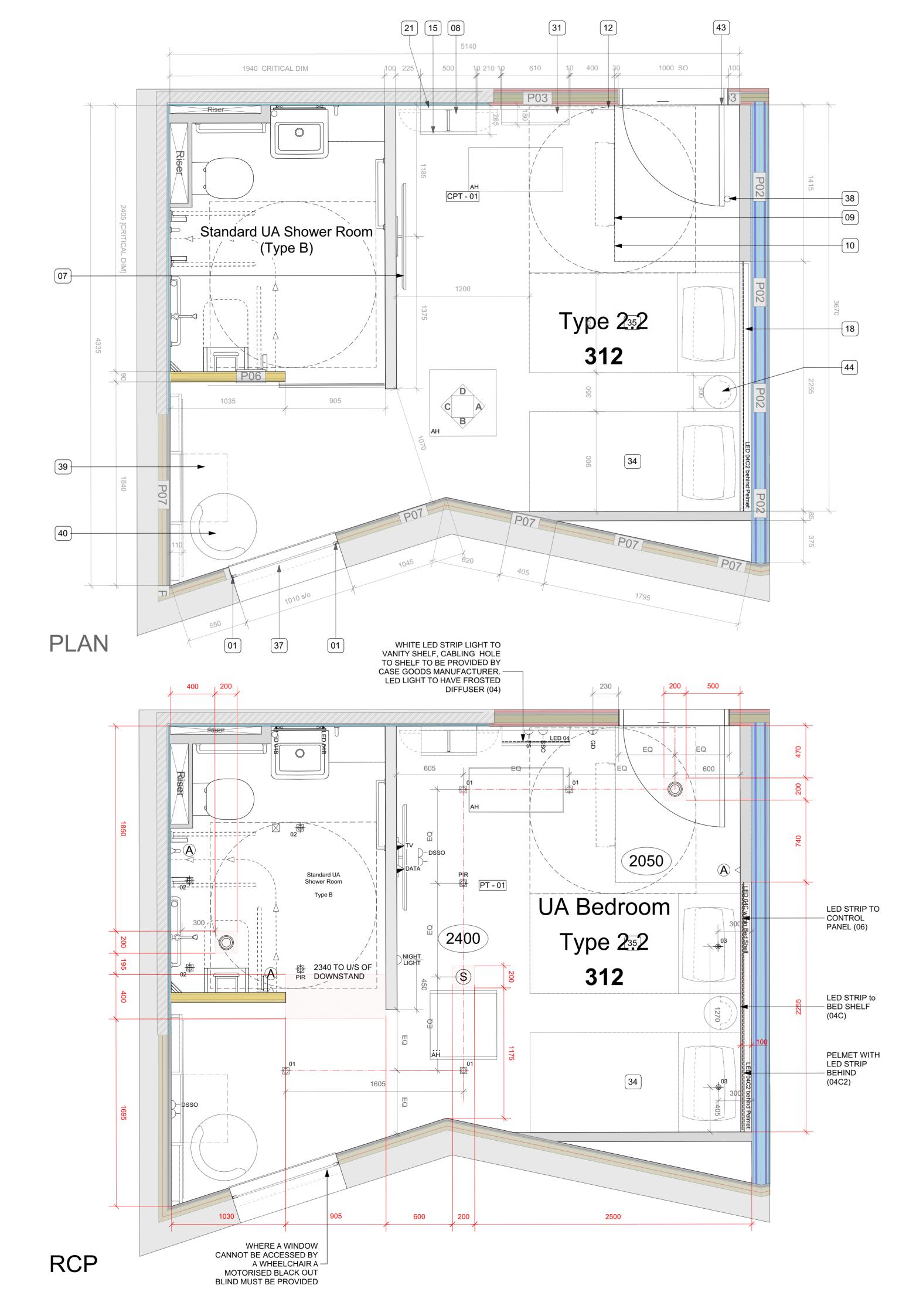
## Project

115-119 CAMDEN HIGH STREET LONDON NW1 7JS

Drawing

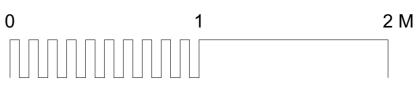
Hub Hotel UA Bedroom (Type 02.1) Plans & Elevations





	UA BEDROOM A
01	BLIND HEADBOX & SEMI R
02	SHOP SPRAYED TIMBER L
03	TIMBER EFFECT WALLPAF
04	ARTWORK BY PORTABELL
05	TV AERIAL
06	SINGLE DATA OUTLET
07	40" SAMSUNG TV ON WAL
08	CONSUMER UNIT & AC FU
09	AC UNIT
10	BULKHEAD
11	TIMBER PANEL TO SUPPO
12	POLCOM COAT HOOK PAN
13	HAIR DRYER AND WALL M
14	BOTTLE OPENER
15	MIRROR TO WARDROBE.
16	POLCOM 6MM OPT WHITE GLASS (POLCOM) PANELS
17	BATHROOM GLAZING BY A
18	VIVID BEDHEAD CONTROL FOR CUT OUT SIZE
19	POLCOM WALL. A - 01 ARC
20	POLCOM BED SHELF. PAI
21	POLCOM HANGING STORA
22	POLCOM WALL. PAINTED
23	PELMET WITH LED STRIP
24	POLCOM LAMINATE UPST
25	DSSO WITH USB CHARGE
26	GLAZED SLIDING BATHRO
27	GAS DETECTION UNIT
28	SKIRTING PT - 03
29	DSSO
30	PT - 04 TO WALL AND WIN
31	POLCOM VANITY SHELF P
32	ALARM RESET BUTTON
33	VIVID TO ADVISE ON POWI
34	POLCOM MOVABLE BED
35	POLCOM MOVABLE BED
36	NIGHT LIGHT
37	WINDOW, FOR WINDOW DI
38	FLOOR MOUNTED DOOR S
39	POLCOM DROP DOWN DE
40	BEDROOM CHAIR
41	FIRE SIGNAGE
42	SPY HOLE & COVER
43	914 X 1981 DOOR LM - 04
44	BEDSIDE TABLE (LOOSE)
45	LIGHT BOX

0



DROOM ANNOTATIONS & SEMI RECESSED RUNNERS TIMBER LINING PT - 03 WALLPAPER ORTABELLO JTLET V ON WALL BRACKET & AC FUSE IN WARDROBE ELEC. STORE TO SUPPORT HOOKS HOOK PANEL WITH COAT HOOKS BW - 02 ND WALL MOUNT RDROBE. PT WHITE TOUGHENED BACK COATED M) PANELS 10YY41/08 3 NO. EQUAL x 2275 ZING BY ABBEY GLASS GL - 02 CONTROL PANEL REFER TO DETAILS ZE A - 01 AROUND CONTROL PANEL HELF. PAINTED MDF NG STORAGE PT - 03 WARDROBE TO BE THROOM WALL PAINTED MDF ED STRIP BEHIND ATE UPSTAND LM - 02 **CHARGER** BATHROOM DOOR (ABBEY GLASS) **UNIT** AND WINDOW REVEAL SHELF PT - 03 UTTON ON POWER AND SWITCH ALLOWANCE BLE BED BLE BED /INDOW DETAILS SEE WINDOW SCHEDULE DOOR STOP DOWN DESK VER R LM - 04

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ELECTRICAL SYMBOL LEGEND		
Ф 01	LED DOWNLIGHTER	
<del>ل</del> 02	LED DOWNLIGHTER IP65 RATED	
- <del> </del> 03	TILT LED DOWNLIGHTER	
LED 04	LED STRIP	
PIR	PIR	
	NIGHT LIGHT (UA ROOMS ONLY)	
	WALL MOUNTED LIGHT	
D-FS	13A SWITCHED FUSED SPUR OUTLET	
D-sso	13A SINGLE SWITCHED SOCKET OUTLET	
- Dsso	13A DOUBLE SWITCHED SOCKET OUTLET	
TV	AERIAL OUTLET	
	TWIN DATA OUTLET	
A	ALARM PULL CORD (UA ROOMS ONLY)	
$\bigtriangleup$	ALARM RESET BUTTON (UA ROOMS ONLY)	
) gd	GAS DETECTOR	
S	SMOKE DETECTOR & SOUNDER	
$\bigcirc$	SUPPLY / EXTRACT VENT VALVE	

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

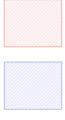
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Rev	Date	Description	By Chk
F	13/12/19	Tender update	KR JL
G	21/09/20	Stage 5 Release	AM



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Demar (BVI) Holdings Ltd

## Project

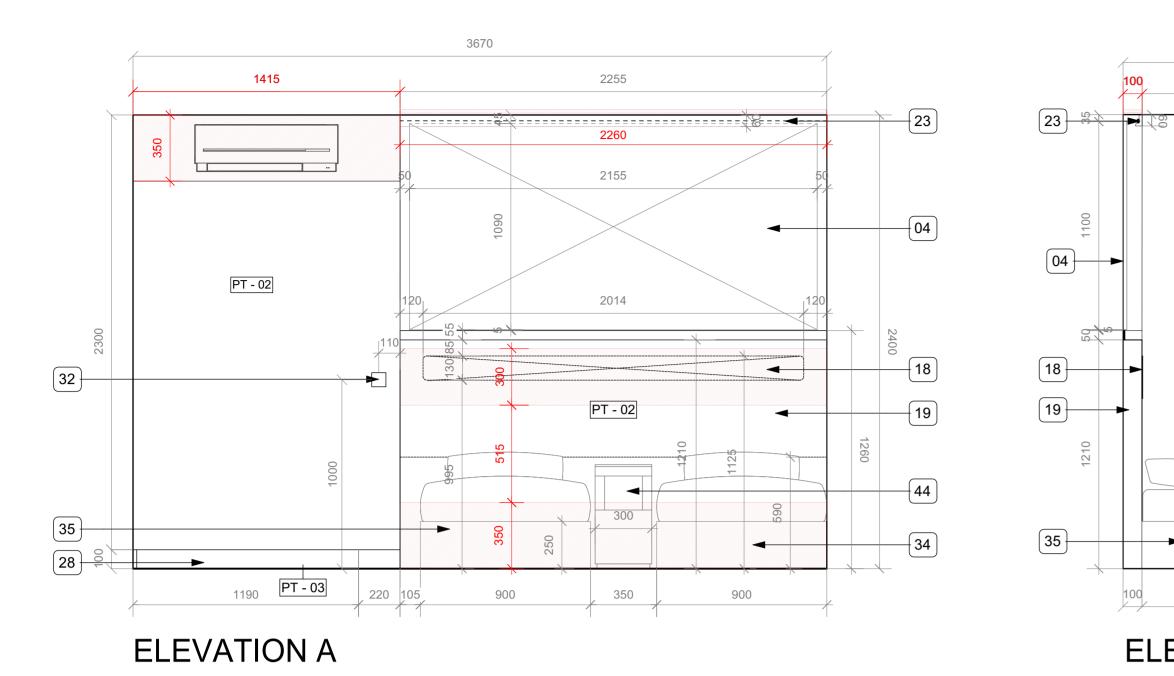
Client

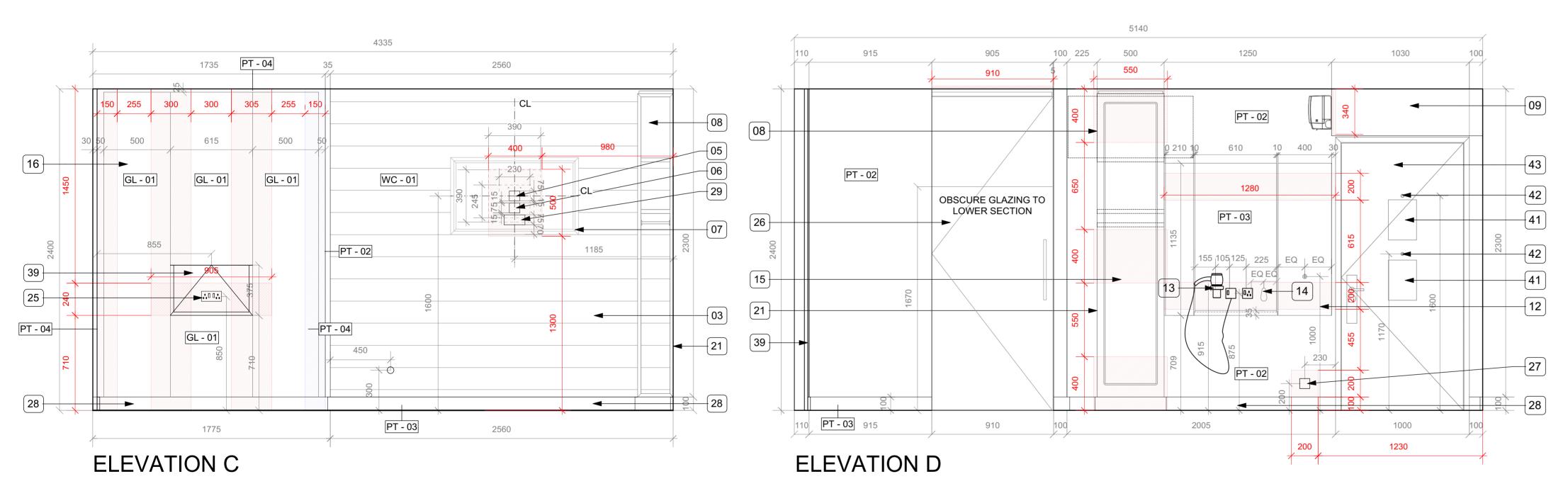
115-119 CAMDEN HIGH STREET LONDON NW1 7JS

Drawing

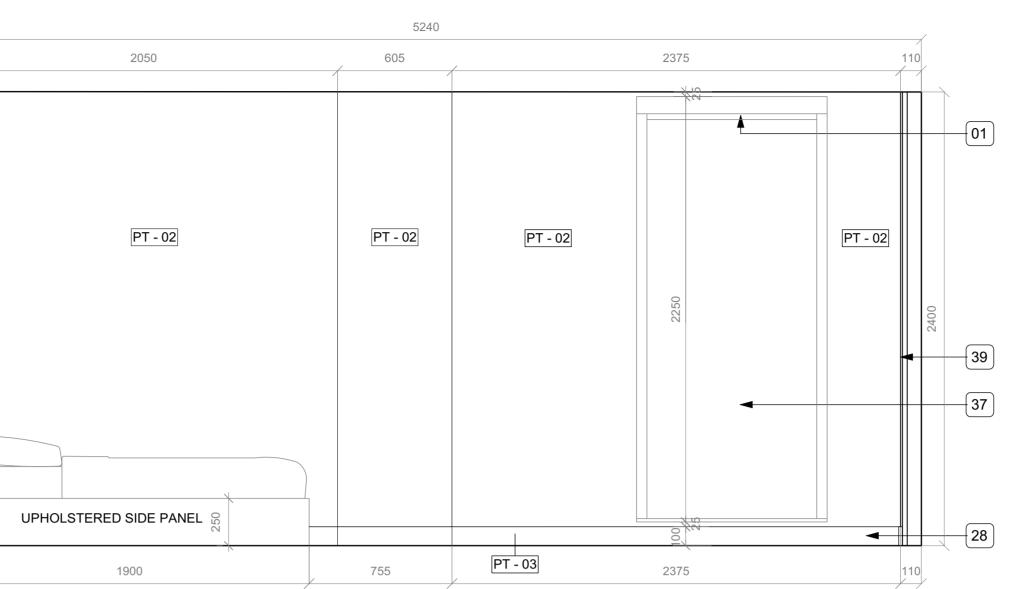
Hub Hotel UA Bedroom (Type 02.2) Plans

Scale Status Date Drawn Checked 1:20@A1 Construction 08/07/19 KR AM Drawing No. Revision 4603-WD-228 G





Model Bedroom Elevations HANDED (Right-hand transfer to bed)





	UA BEDROOM ANNOTATIONS
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING PT - 03
03	TIMBER EFFECT WALLPAPER
04	ARTWORK BY PORTABELLO
05	TV AERIAL
06	SINGLE DATA OUTLET
07	40" SAMSUNG TV ON WALL BRACKET
08	CONSUMER UNIT & AC FUSE IN WARDROBE ELEC. STORE
09	AC UNIT
10	BULKHEAD
11	TIMBER PANEL TO SUPPORT HOOKS
12	POLCOM COAT HOOK PANEL WITH COAT HOOKS BW - 02
13	HAIR DRYER AND WALL MOUNT
14	BOTTLE OPENER
15	MIRROR TO WARDROBE.
16	POLCOM 6MM OPT WHITE TOUGHENED BACK COATED GLASS (POLCOM) PANELS 10YY41/08 3 NO. EQUAL x 2275
17	BATHROOM GLAZING BY ABBEY GLASS GL - 02
18	VIVID BEDHEAD CONTROL PANEL REFER TO DETAILS FOR CUT OUT SIZE
19	POLCOM WALL. A - 01 AROUND CONTROL PANEL
20	POLCOM BED SHELF. PAINTED MDF
21	POLCOM HANGING STORAGE PT - 03 WARDROBE TO BE IN LINE WITH BATHROOM WALL
22	POLCOM WALL. PAINTED MDF
23	PELMET WITH LED STRIP BEHIND
24	POLCOM LAMINATE UPSTAND LM - 02
25	DSSO WITH USB CHARGER
26	GLAZED SLIDING BATHROOM DOOR (ABBEY GLASS) GL - 02
27	GAS DETECTION UNIT
28	SKIRTING PT - 03
29	DSSO
30	PT - 04 TO WALL AND WINDOW REVEAL
31	POLCOM VANITY SHELF PT - 03
32	ALARM RESET BUTTON
33	VIVID TO ADVISE ON POWER AND SWITCH ALLOWANCE
34	POLCOM MOVABLE BED
35	POLCOM MOVABLE BED
36	NIGHT LIGHT
37	WINDOW, FOR WINDOW DETAILS SEE WINDOW SCHEDULI
38	FLOOR MOUNTED DOOR STOP
39	POLCOM DROP DOWN DESK
40	BEDROOM CHAIR
41	FIRE SIGNAGE
42	SPY HOLE & COVER
43	914 X 1981 DOOR LM - 04
44	BEDSIDE TABLE (LOOSE)
45	LIGHT BOX

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ELECTRICAL SYMBOL LEGEND		
LED DOWNLIGHTER		
LED DOWNLIGHTER IP65 RATED		
TILT LED DOWNLIGHTER		
LED STRIP		
PIR		
NIGHT LIGHT (UA ROOMS ONLY)		
WALL MOUNTED LIGHT		
13A SWITCHED FUSED SPUR OUTLET		
13A SINGLE SWITCHED SOCKET OUTLET		
13A DOUBLE SWITCHED SOCKET OUTLET		
AERIAL OUTLET		
TWIN DATA OUTLET		
ALARM PULL CORD (UA ROOMS ONLY)		
ALARM RESET BUTTON (UA ROOMS ONLY)		
GAS DETECTOR		
SMOKE DETECTOR & SOUNDER		
SUPPLY / EXTRACT VENT VALVE		

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

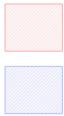
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18mm Plywood panel

SW noggin between studs

Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

**NOTE**: Please refer to bedroom pattress drawing for plan locations of pattresses

Rev	Date	Description	By Chk
С	22/11/19	Tender Issue	KR JL
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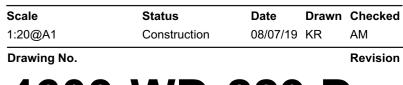
Demar (BVI) Holdings Ltd

## Project

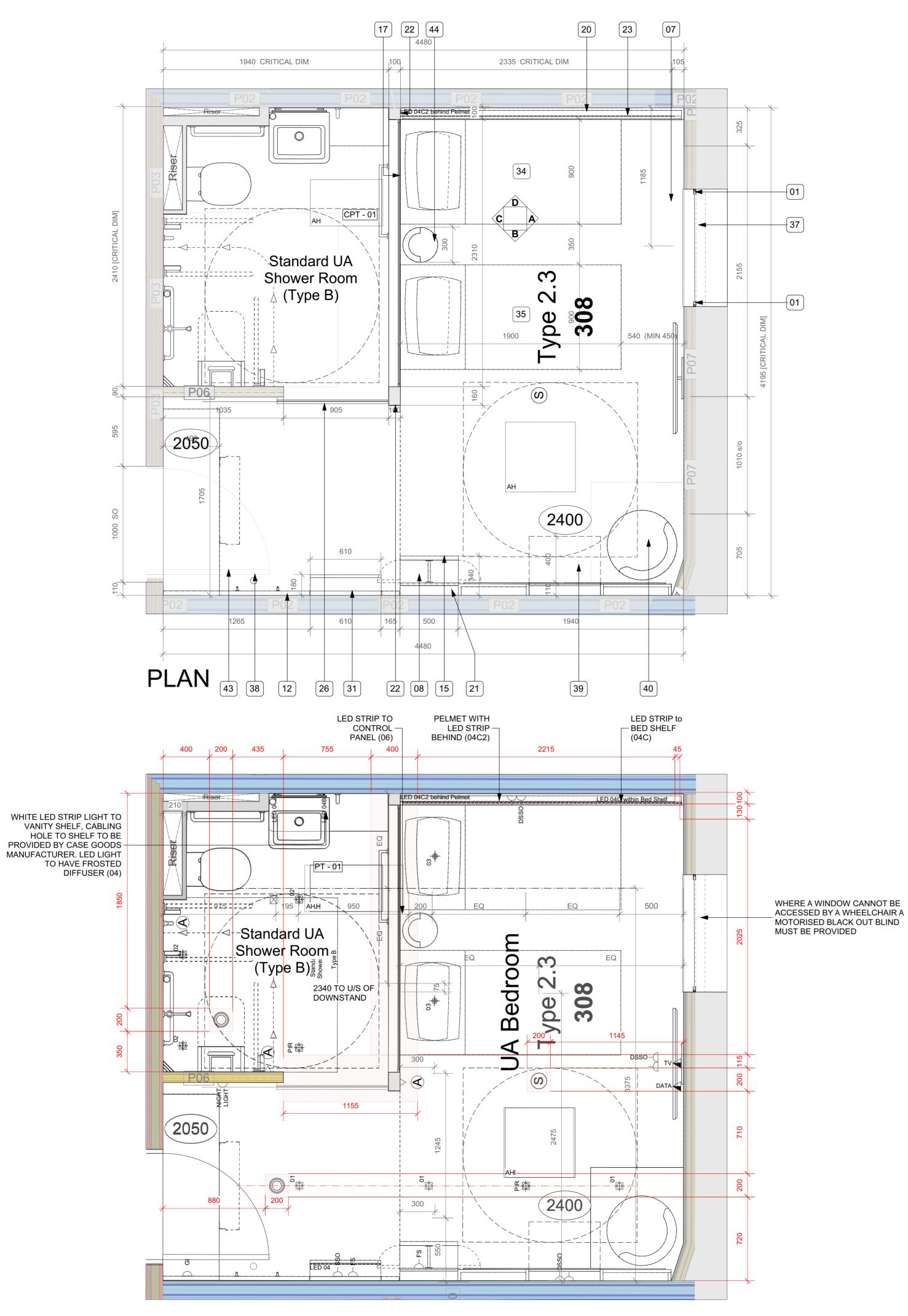
115-119 CAMDEN HIGH STREET LONDON NW1 7JS

Drawing

Hub Hotel UA Bedroom (Type 02.2) Plans & Elevations



4603-WD-229 D



RCP

)	
	UA BE
	BLIND HEADBOX
	SHOP SPRAYED
	TIMBER EFFECT

	UA BEDROOM ANNOTATIONS
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING PT - 03
03	TIMBER EFFECT WALLPAPER
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13	BOTTLE OPENER
14	MIRROR TO WARDROBE.
10	POLCOM 6MM OPT WHITE TOUGHENED BACK COATED
16	GLASS (POLCOM) PANELS 10YY41/08 3 NO. EQUAL x 2275
17	BATHROOM GLAZING BY ABBEY GLASS GL - 02
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44	BEDSIDE TABLE (LOOSE)

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	LED DOWNLIGHTER		
	LED DOWNLIGHTER IP65 RATED		
	TILT LED DOWNLIGHTER		
	LED STRIP		
	PIR		
	NIGHT LIGHT (UA ROOMS ONLY)		
	WALL MOUNTED LIGHT		
	13A SWITCHED FUSED SPUR OUTLET		
	13A SINGLE SWITCHED SOCKET OUTLET		
	13A DOUBLE SWITCHED SOCKET OUTLET		
	AERIAL OUTLET		
	TWIN DATA OUTLET		
	ALARM PULL CORD (UA ROOMS ONLY)		
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	GAS DETECTOR		
S	SMOKE DETECTOR & SOUNDER		
	SUPPLY / EXTRACT VENT VALVE		

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

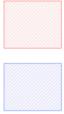
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Demar (BVI) Holdings Ltd

## Project

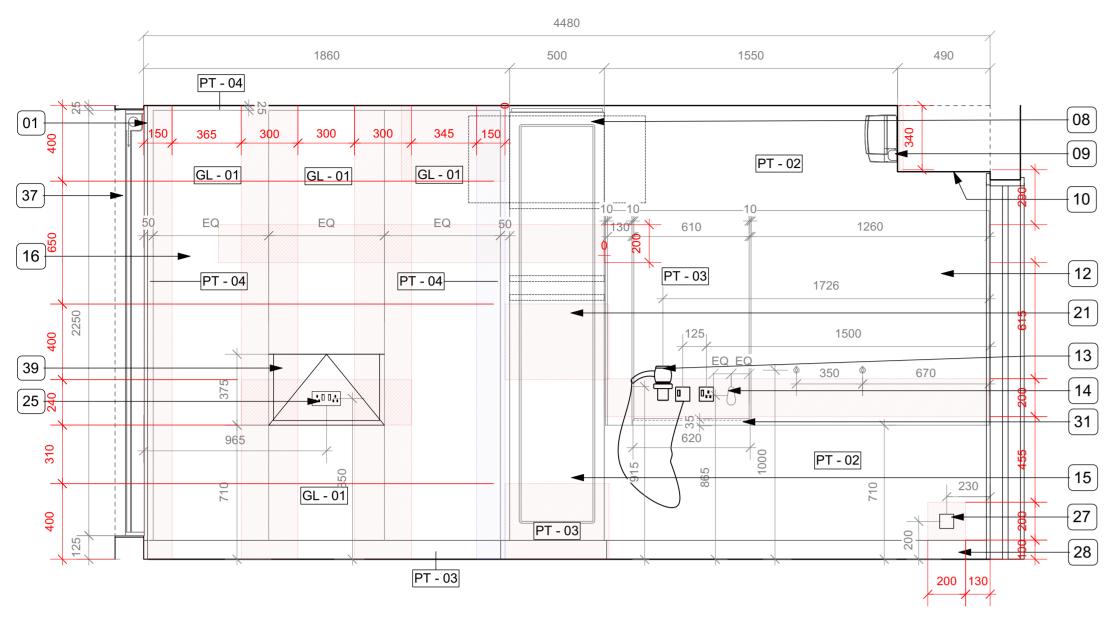
115-119 CAMDEN HIGH STREET LONDON NW1 7JS

Drawing

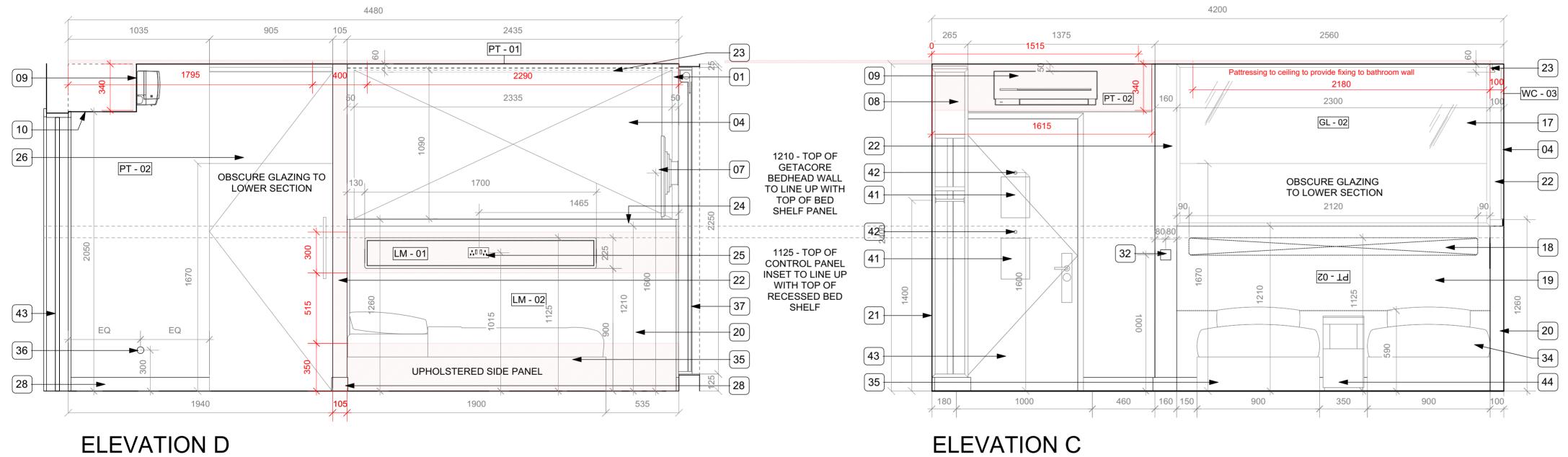
Hub Hotel UA Bedroom (Type 02.3) Plans

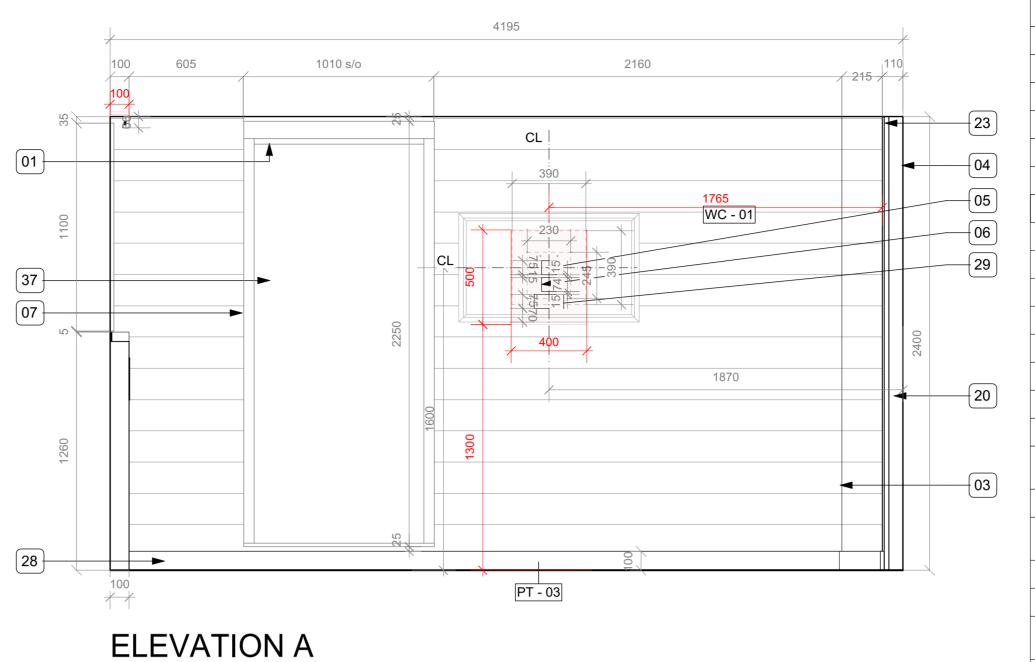
Scale Date Drawn Checked Status 1:20@A1 Construction 08/07/19 KR AM Drawing No. Revision

4603-WD-230 F



**ELEVATION B** 





	UA BEDROOM ANNOTATIONS
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING PT - 03
03	TIMBER EFFECT WALLPAPER
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24	POLCOM LAMINATE UPSTAND LM - 02
25	DSSO WITH USB CHARGER
26	GLAZED SLIDING BATHROOM DOOR (ABBEY GLASS) GL - 02
27	GAS DETECTION UNIT
28	SKIRTING PT - 03
29	DSSO
30	PT - 04 TO WALL AND WINDOW REVEAL
31	POLCOM VANITY SHELF PT - 03
32	ALARM RESET BUTTON
33	VIVID TO ADVISE ON POWER AND SWITCH ALLOWANCE
34	POLCOM MOVABLE BED
35	POLCOM MOVABLE BED
36	NIGHT LIGHT
37	WINDOW, FOR WINDOW DETAILS SEE WINDOW SCHEDULE
38	FLOOR MOUNTED DOOR STOP
39	POLCOM DROP DOWN DESK
40	BEDROOM CHAIR
41	FIRE SIGNAGE
42	SPY HOLE & COVER
43	914 X 1981 DOOR LM - 04
44	BEDSIDE TABLE (LOOSE)
45	LIGHT BOX

**ELEVATION C** 

Model Bedroom Elevations HANDED (Right-hand transfer to bed)

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2 M 1

ELECTRICAL SYMBOL LEGEND			
<del>ال</del> 01	LED DOWNLIGHTER		
⊕ 02	LED DOWNLIGHTER IP65 RATED		
- <del>\$</del> 03	TILT LED DOWNLIGHTER		
LED 04	LED STRIP		
DIR	PIR		
	NIGHT LIGHT (UA ROOMS ONLY)		
	WALL MOUNTED LIGHT		
D-FS	13A SWITCHED FUSED SPUR OUTLET		
D-sso	13A SINGLE SWITCHED SOCKET OUTLET		
- Dsso	13A DOUBLE SWITCHED SOCKET OUTLET		
ντν	AERIAL OUTLET		
	TWIN DATA OUTLET		
A	ALARM PULL CORD (UA ROOMS ONLY)		
$\bigtriangleup$	ALARM RESET BUTTON (UA ROOMS ONLY)		
) gd	GAS DETECTOR		
S	SMOKE DETECTOR & SOUNDER		
$\bigcirc$	SUPPLY / EXTRACT VENT VALVE		

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

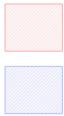
PLEASE PLAN FOR LIGHTING REFS NUMBER AND ROOM DATA SHEETS FOR LIGHTING SPEC

DIMENSIONS WHERE GIVEN ARE TAKEN TO FINISHED FACES OF PLASTERBOARD AND DO NOT INCLUDE SURFACE APPLIED FINISHES SUCH AS TILING AND GLASS PANELLING.

COMBINED DETECTOR AND SOUNDER, TO BE COMBINED WITH ALARM BEACONS IN 10% OF ROOMS

NOTE: WINDOW TO OPEN INWARDS TO ALLOW FOR CLEANING -SWING DIRECTION TO BE CONFIRMED. FOR WINDOW DETAIL REFER TO 5.01 WINDOW SCHEDULE

## KEY



18mm Plywood panel

SW noggin between studs

Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

### NOTE:

Please refer to bedroom pattress drawing for plan locations of pattresses

Rev	Date	Description	By Chk
В	22/11/19	Tender Issue	KR JL
С	21/09/20	Stage 5 Release	AM



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Demar (BVI) Holdings Ltd

## Project

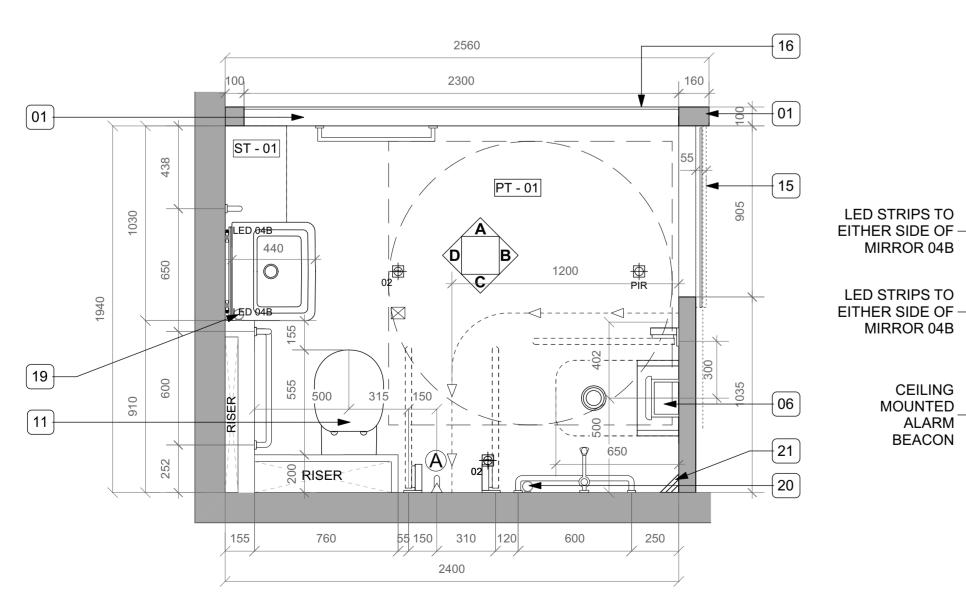
115-119 CAMDEN HIGH STREET LONDON NW1 7JS

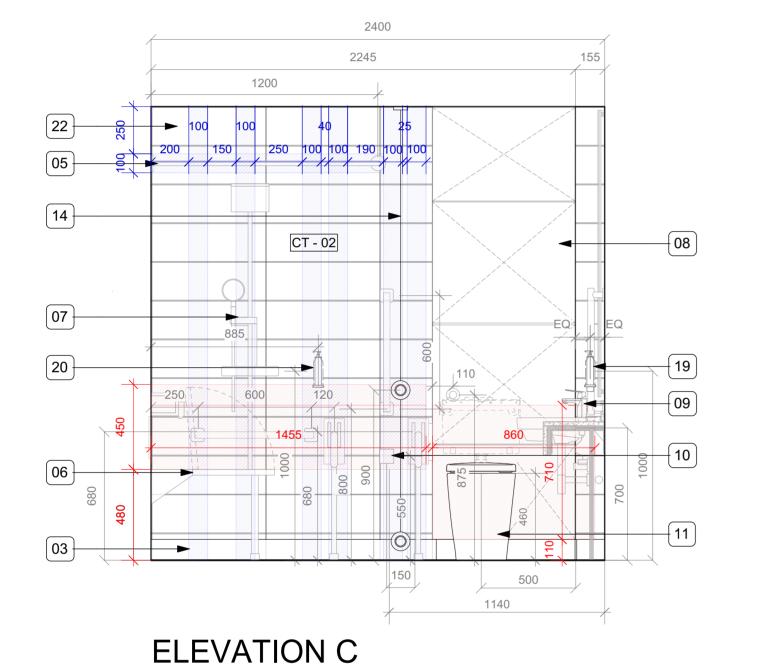
Drawing

Hub Hotel UA Bedroom (Type 02.3) **Plans & Elevations** 

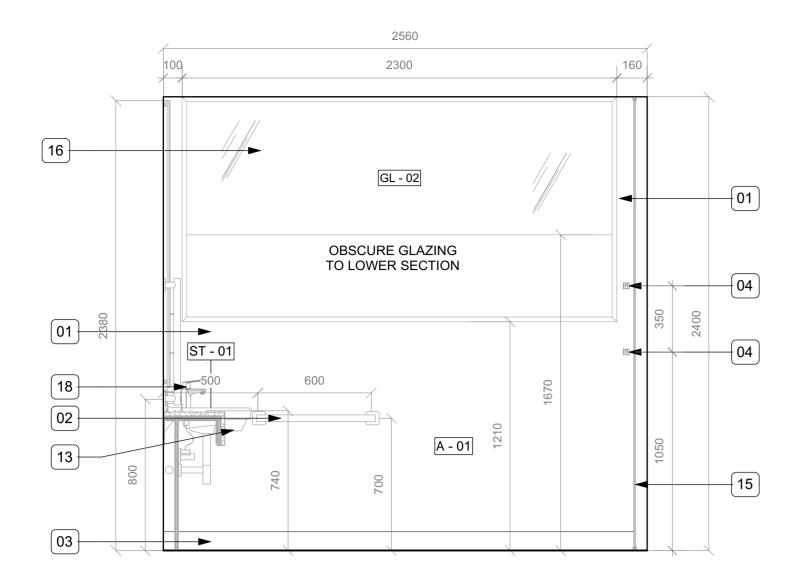




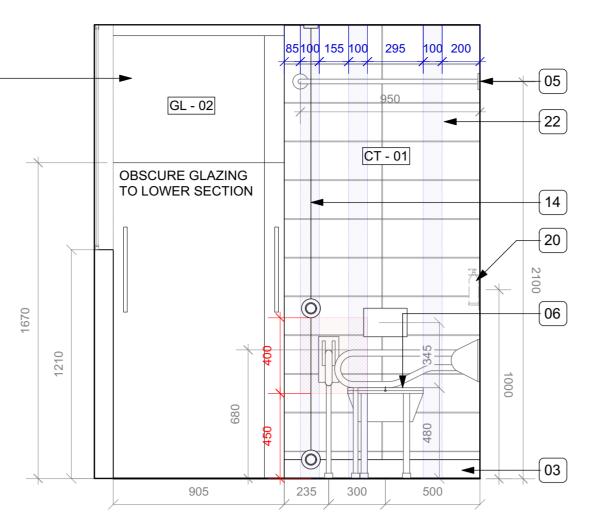




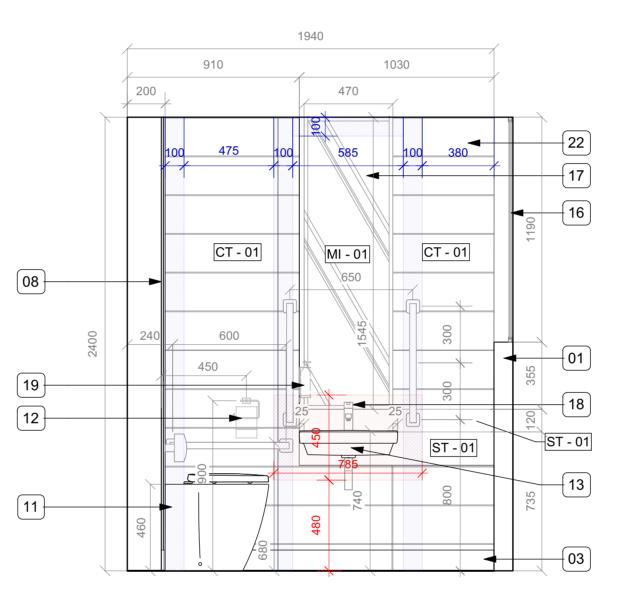
ELEVATION A



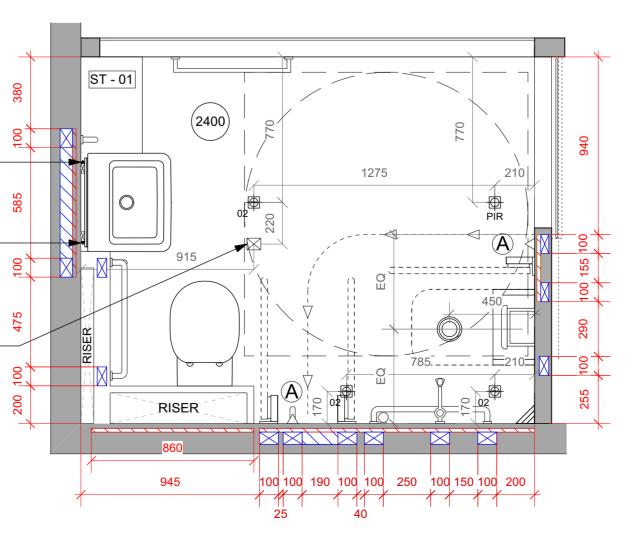
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## ELEVATION B



## ELEVATION D





	STANDARD UA SHOWER ROOM ANNOTATIONS
01	POLCOM WALL. PAINTED MDF
02	TOWEL RAIL SW - 09
03	VINYL UPSTAND
04	ROBE HOOK
05	SHOWER CURTAIN RAIL, CURTAIN TO FINISH 150mm AFF
06	DROP DOWN SEAT WITH SUPPORT LEG AND BACK RES
07	ADJUSTABLE SHOWER HEAD SW - 03
08	WHITE LAMINATE REMOVABLE IPS PANELS: B070 BLANC MEGEVE FA POLYREY LAMINATE FINISH
09	WASH HAND BASIN MIXER SW - 05
10	ALARM PULL CORD RESET BUTTON
11	WC SW - 02
12	TOILET ROLL HOLDER SW - 06
13	WASH HAND BASIN SW - 08
14	ALARM PULL CORD
15	GLAZED SLIDING BATHROOM DOOR GL - 02
16	BATHROOM GLAZING BY ABBEY GLASS GL - 02
17	MIRROR WITH LED STRIP TO EITHER SIDE MI - 01
18	MIXER SW - 05
19	WALL MOUNTED SOAP DISPENSER
20	WALL MOUNTED SHOWER GEL DISPENSER
21	CORNER SOAP DISH
22	SWEDECOR VTR 600x200x9mm GLAZED GLOSS SURFAC CERAMIC WALL TILES CT - 01
	SEALANTS
	E FUNGICIDAL SEALANT E FOLLOWING AREAS:
2 WAL 3 WC 4 WHE	L TILES TO CEILING JUNCTION, L TILES TO SHOWER TRAY, TO VANITY UNIT, 3 TO VANITY TOP, IS TO WALL (RHS OF MIRROR),
	FUNGICIDAL SEALANT (TO MATCH GROUT) USED IN THE FOLLOWING AREAS:
	TICAL TILED INTERNAL CORNERS,

1 VERTICAL TILED INTERNAL CORNERS,

DARK GREY FUNGICIDAL SEALANT (TO MATCH FLOOR TILES) TO BE USED IN THE FOLLOWING AREAS:

1 SKIRTING TO FLOOR TILES, 2 ABBEY GLASS BATHROOM DOOR FIXED SIDE GLAZED PANEL FRAME TO FLOOR TILES,

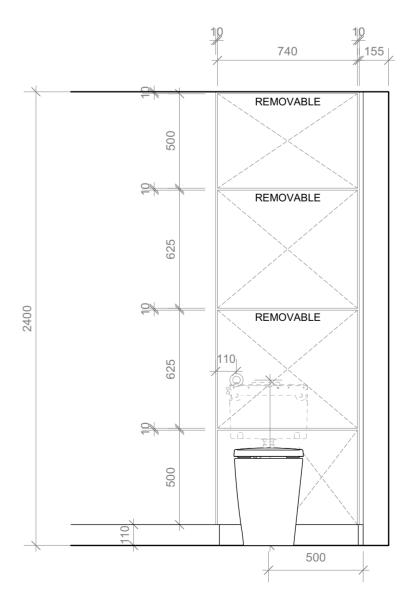
CLEAR FUNGICIDAL SEALANT TO BE USED IN THE FOLLOWING AREAS:

1 SHOWER SCREEN & SLIDING DOOR (ABBEY GLASS)

2 BEHIND VANITY UPSTAND 3 CILL JOINT ALONG POLCOM WALL

4 ALL FIXINGS THROUGH WALL TILING TO BE BEDDED IN CLEAR SEALANT, OFF WHITE / CREAM FUNGICIDAL SEALANT (TO MATCH WINDOW FRAMES)

TO BE USED IN THE FOLLOWING AREAS: 1 WINDOW FRAME TO POLCOM WALL



DETAIL ELEVATION OF WC ACCESS PANELS This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the 'Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1990' and must carry the relevant copyright restriction note. **Do not scale** from drawings.

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LED DOWNLIGHTER IP65 RATED			
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PIR			
NIGHT LIGHT (UA ROOMS ONLY)			
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AERIAL OUTLET			
TWIN DATA OUTLET			
ALARM PULL CORD (UA ROOMS ONLY)			
ALARM RESET BUTTON (UA ROOMS ONLY)			
GAS DETECTOR			
SMOKE DETECTOR & SOUNDER			
SUPPLY / EXTRACT VENT VALVE			

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PLEASE PLAN FOR LIGHTING REFS NUMBER AND ROOM DATA SHEETS FOR LIGHTING SPEC

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### NOTE:

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0		1	2 M
в	21/09/20	Construction Issue	AM
А	22/11/19	9 Stage 4 Tender Issue	KR JL
Rev	Date	Description	By Chk



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Demar (BVI) Holdings Ltd

## Project

115-119 CAMDEN HIGH STREET LONDON NW1 7JS

Drawing

Hub Hotel UA Shower Room (Type B) Plans and Elevations

ScaleStatusDateDrawnChecked1:20 @A1Construction02/09/19KRJLDrawing No.KRKRKRKR



	e note the following com er's assessment of access
A)	Diagram 24 in AD-M is are other ways of achie
	Although the proposal adequate space and tur wheelchair users.
B)	Diagram 24 is only an e initially to HBN 40-2 wh shows the WC pan and other as proposed.
	HBN 40-2 has since been however, shows the WC proximity. Similarly so co If these arrangements a dwellings, then they sho
C)	The 750mm dimension from the front of the pa for the concealed cister this dimension.
D)	There is no reference to either AD-M or BS 8300
E)	The basin needs to be I facilities and not just ha AD-M does not give any but BS 8300 notes that 450mm from the front

## ACCESSIBLE SHOWER ROOMS

nments in advance of any Access sible shower rooms:

an example which implies there eving the same aim.

is smaller than Diagram 24, Irning facilities are shown for

example reference and was made hen considering the design, which shower seat adjacent to each

en superseded. HBN 00-02, C pan and shower seat in close does AD-M Volume 1 for dwellings. are suitable for hospitals and ould be suitable for hotels.

given in AD-M and BS 8300 is an to the wall behind. The boxing ern has been reduced to achieve

o minimum WC pan widths in 0.

large enough for full washing and rinse.

ny criteria for hand basins sizes, t they should be no deeper than edge to wall.

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