KEY

Doors, windows and rooflights

drawings

to be removed

Existing partition / walls to be removed. All structural alterations to be as per SE

GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.

Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

Ceilings

Carefully remove plasterboard ceilings inc. supporting grid and hangers where noted. Covings to be repaired to match existing where damaged or missing due to modern partitions

Services

All existing MEP services, including lighting and old A/C units to be stripped back and replaced

Allow for notching and repair of timber joists to accommodate new wiring and pipework runs, as shown on MEP draiwngs. Ensure all associated electrical goods (cabling, lights, floor boxes, skirting trunking where installed, etc.) are also removed

Floors

Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

Doors

Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

Sanitaryware

Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

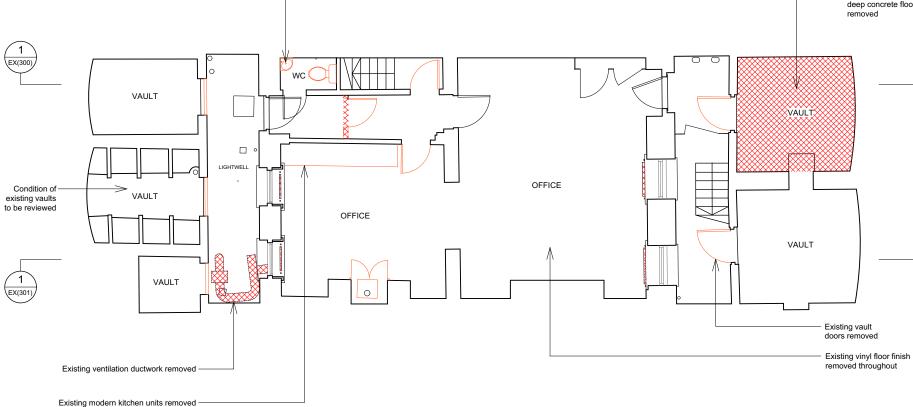
Boxing out/joinery

Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units

> **Existing Basement Plan - with Demolitions** Scale: 1:100



Existing basin removed

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All dimensions to be checked on site prior to commencement of any works, and/or preparation of any	Revision	Date	Amendment	Date
shop drawings.	PL1	30/09/2021	Issued for Planning and Listed Building Consent	June
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.				Scale
This drawing to be read in conjunction with all other Architect's drawings, specifications and other				1:100
Consultants' information.				Statu
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.				PLAN
Any discrepancies between information shown on this drawing and any other contract information or				Hale E
manufacturers/suppliers recommendations is to be brought to the attention of the Architect.				T: 020







halebrown

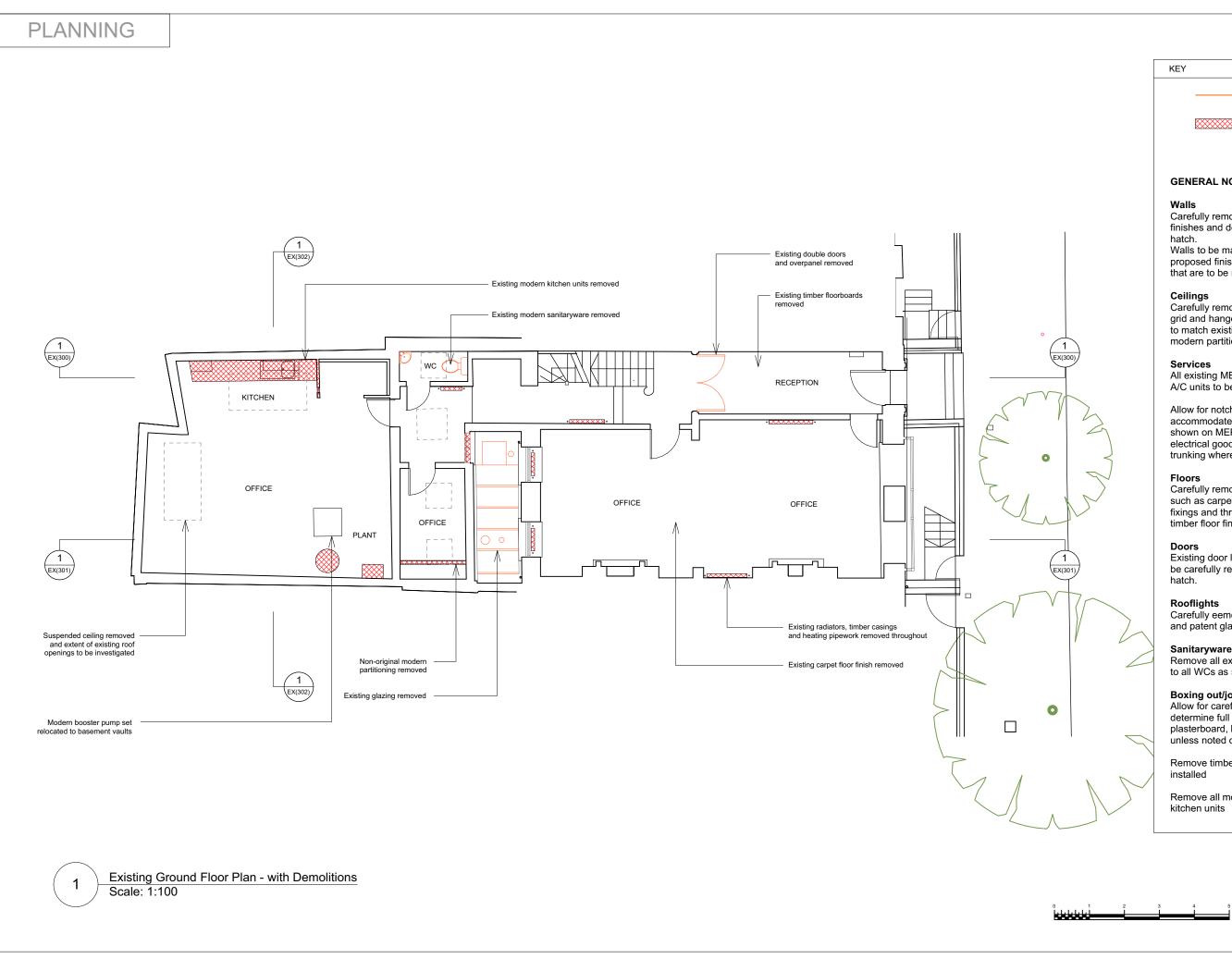
architects

Job Ref. 387 PCY



EX(300)

Existing modern 100mm deep concrete floor

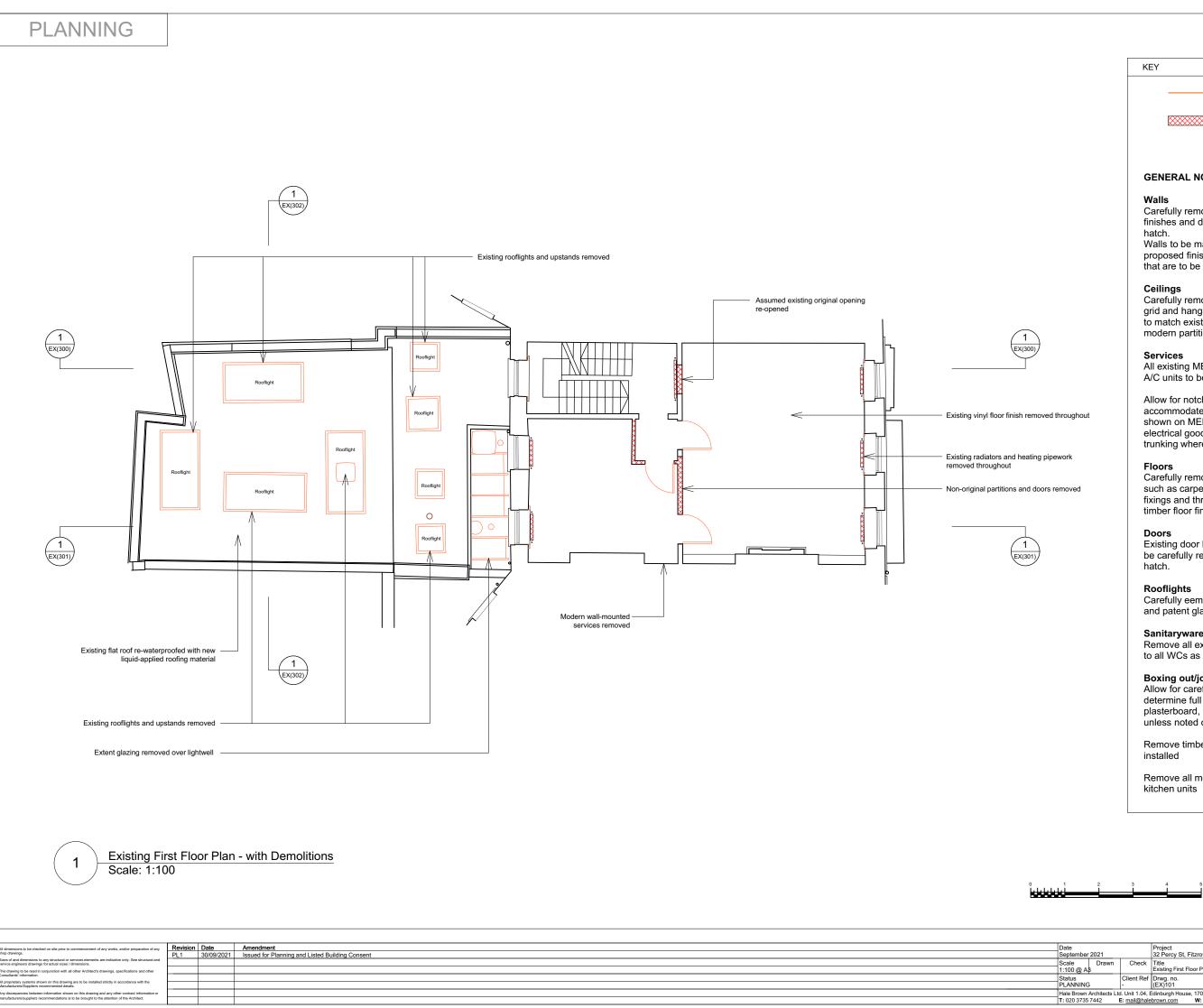


All dimensions to be checked on site prior to commencement of any works, and/or preparation of any				
shop drawings.	PL1	30/09/2021	Issued for Planning and Listed Building Consent	S
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All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.				P
Any discrepancies between information shown on this drawing and any other contract information or				H
manufacturers/suppliers recommendations is to be brought to the attention of the Architect.				T:

KEY	
	Doors, windows and rooflights to be removed
	Existing partition / walls to be removed. All structural alterations to be as per SE drawings
GENERAL NOTES	
finishes and doors as in hatch. Walls to be made good,	rn existing partitions, wall dicated by the demolition primed and prepared for <i>y</i> for new wall lining to all walls l.
grid and hangers where	rboard ceilings inc. supporting noted. Covings to be repaired damaged or missing due to
Services All existing MEP service A/C units to be stripped	es, including lighting and old back and replaced
shown on MEP draiwng	ng and pipework runs, as s. Ensure all associated g, lights, floor boxes, skirting
such as carpet, vinyl an	sting applied floor finishes, d tiles, including underlay, Carefully removed modern in entrance hall
	nes and associated fixings to r replacement as shown by
Rooflights Carefully eemove all exi and patent glazing to re	isting rooflights to rear flat roof ar lightwell
	itaryware, fixtures and fittings plans and cap off services.
determine full removal.	g up of existing boxing out to If agreed, carefully remove all timber boxing out to walls, gs to be retained.
Remove timber radiator installed	and FCU casings where
Remove all modern buil	t-in shelving, joinery and



Date September 2021		Project 32 Percy St, Fitzrovia, W1	Job Ref. 387 PCY	
cale Drawn :100@A3	Check	Title Existing Ground Floor Plan		halebrown
Status PLANNING	Client Ref	Drwg. no. (EX)100	Rev. PL1	architects
	.td. Unit 1.04, E	Edinburgh House, 170 Kennington Lane, London,	SE11 5DP	
: 020 3735 7442	E: mail@hale	brown.com W: www.halebrown.com		



All dimensions to be checked on site prior to commencement of any works, and/or preparation of any	Revision	Date	Amendment
shop drawings.	PL1	30/09/2021	Issued for Planning and Listed Building Consent
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.			
This drawing to be read in conjunction with all other Architect's drawings, specifications and other			
Consultants' information.			
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.			
Any discrepancies between information shown on this drawing and any other contract information or			
manufacturers/suppliers recommendations is to be brought to the attention of the Architect.			

	Doors, windows and rooflights to be removed
	Existing partition / walls to be removed. All structural alterations to be as per SE drawings
GENERAL NOTES	
	n existing partitions, wall dicated by the demolition
-	primed and prepared for / for new wall lining to all wall l.
grid and hangers where	rboard ceilings inc. supportin noted. Covings to be repaire damaged or missing due to
Services All existing MEP service A/C units to be stripped	es, including lighting and old back and replaced
shown on MEP draiwng electrical goods (cabling	epair of timber joists to Ig and pipework runs, as s. Ensure all associated g, lights, floor boxes, skirting , etc.) are also removed
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Rooflights Carefully eemove all ex and patent glazing to re	isting rooflights to rear flat roc ar lightwell
	itaryware, fixtures and fittings plans and cap off services.
determine full removal.	g up of existing boxing out to If agreed, carefully remove all timber boxing out to walls, gs to be retained.
Remove timber radiator installed	and FCU casings where
Remove all modern buil kitchen units	t-in shelving, joinery and



ate eptember 2021		Project 32 Percy St, Fitzrovia, W1	Job Ref. 387 PCY	
cale Drawn 100 @ A3	Check	Title Existing First Floor Plan		halebrown
atus LANNING	Client Ref -	Drwg. no. (EX)101	Rev. PL1	architects
ale Brown Architects L 020 3735 7442	td. Unit 1.04, I E: mail@hale	SE11 5DP		

KEY

Doors, windows and rooflights to be removed

Existing partition / walls to be removed. All structural alterations to be as per SE drawings

GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.

Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

Ceilings

Carefully remove plasterboard ceilings inc. supporting grid and hangers where noted. Covings to be repaired to match existing where damaged or missing due to modern partitions

Services

All existing MEP services, including lighting and old A/C units to be stripped back and replaced

Allow for notching and repair of timber joists to accommodate new wiring and pipework runs, as shown on MEP draiwngs. Ensure all associated electrical goods (cabling, lights, floor boxes, skirting trunking where installed, etc.) are also removed

Floors

Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

Doors

Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

Sanitaryware

Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

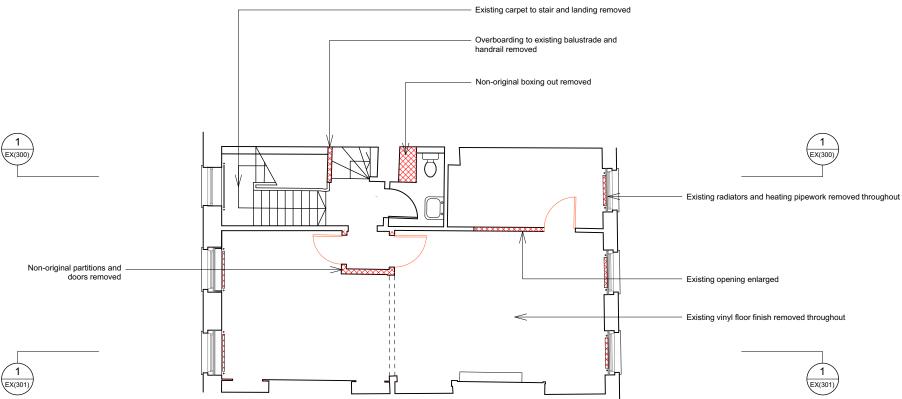
Boxing out/joinery

Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units

> Existing Second Floor Plan - with Demolitions Scale: 1:100



 Revision
 Date

 PL1
 30/09/2021
 Amendmen Issued for Planning and Listed Building Consent unction with all other Architect's drawings, specifications and othe on this drawing are to be installed strictly in accordance with the

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KEY	
	Demolished partitions / walls
	Demolished doors & windows



ate eptember 2021		Project 32 Percy St, Fitzrovia, W1	Job Ref. 387 PCY	
cale Drawn :100 @ A3	Check	Title Existing Second Floor Plan		hale
tatus LANNING	Client Ref -	Drwg. no. (EX)102	Rev. PL1	arc
	1. Unit 1.04, E E: mail@hale	Edinburgh House, 170 Kennington Lane, London, brown.com W: www.halebrown.com	SE11 5DP	0.10



KEY

Doors, windows and rooflights to be removed

Existing partition / walls to be removed. All structural alterations to be as per SE drawings

GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.

Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

Ceilings

Carefully remove plasterboard ceilings inc. supporting grid and hangers where noted. Covings to be repaired to match existing where damaged or missing due to modern partitions

Services

All existing MEP services, including lighting and old A/C units to be stripped back and replaced

Allow for notching and repair of timber joists to accommodate new wiring and pipework runs, as shown on MEP draiwngs. Ensure all associated electrical goods (cabling, lights, floor boxes, skirting trunking where installed, etc.) are also removed

Floors

Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

Doors

Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

Sanitaryware

Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

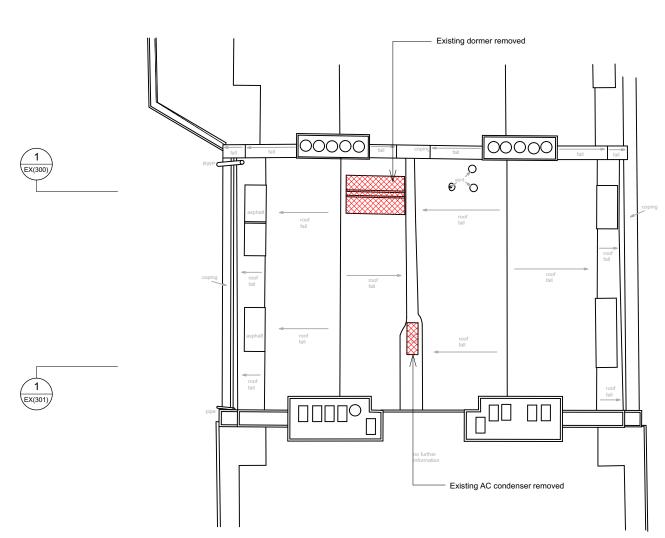
Boxing out/joinery

Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units

Existing Roof Plan - with Demolitions Scale: 1:100







All dimensions to be checked on site prior to commencement of any works, and/or preparation of any	Revision	n Date	Amendment	Date		P	roject	Job Ref.	
shop drawings.	PL1	30/09/2021		September	2021	33	2 Percy St, Fitzrovia, W1	387 PCY	
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.				Scale	Drawn	Check Ti	tle		halebrown
This drawing to be read in conjunction with all other Architect's drawings, specifications and other				1:100 @ A	8	E	kisting Roof Plan		
Consultants' information.				Status		Client Ref D	rwg. no.	Rev.	
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.				PLANNING	3	- (E	X)104	PL1	architects
Any discrepancies between information shown on this drawing and any other contract information or				Hale Brown	Architects L	td. Unit 1.04, Edi	nburgh House, 170 Kennington Lane	e, London, SE11 5DP	
manufacturers/suppliers recommendations is to be brought to the attention of the Architect.				T: 020 3735	7442	E: mail@halebro	wn.com W: www.halebrown.c	.om	

KEY	
	Demolished partitions / walls
	Demolished doors & windows







KEY

Doors, windows and rooflights to be removed

Existing partition / walls to be removed. All structural alterations to be as per SE drawings

GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.

Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

Ceilings

Carefully remove plasterboard ceilings inc. supporting grid and hangers where noted. Covings to be repaired to match existing where damaged or missing due to modern partitions

Services

All existing MEP services, including lighting and old A/C units to be stripped back and replaced

Allow for notching and repair of timber joists to accommodate new wiring and pipework runs, as shown on MEP draiwngs. Ensure all associated electrical goods (cabling, lights, floor boxes, skirting trunking where installed, etc.) are also removed

Floors

Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

Doors

Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

Sanitaryware

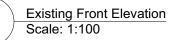
Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

Boxing out/joinery

Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units





All dimensions to be checked on site prior to commencement of any works, and/or preparation of any	Revision	Date
shop drawings.	PL1	30/09
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manufacturers/suppliers recommendations is to be brought to the attention of the Architect.		

Amendment
Issued for Planning and Listed Building Consent

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Date September 2021		Project 32 Percy St, Fitzrovia, W1	Job Ref. 387 PCY	
Scale Drawn :100 @ A3	Check	Title Existing Front Elevation		halebrown
Status PLANNING	Client Ref -	Drwg. no. (EX)200	Rev. PL1	architects
	td. Unit 1.04, I	Edinburgh House, 170 Kennington Lane, London,	SE11 5DP	
: 020 3735 7442	E: mail@hale	brown.com W: www.halebrown.com		

KEY

Doors, windows and rooflights

to be removed

Existing partition / walls to be removed. All structural alterations to be as per SE drawings

GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.

Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

Ceilings

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Services

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Floors

Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

Doors

Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

Sanitaryware

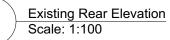
Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

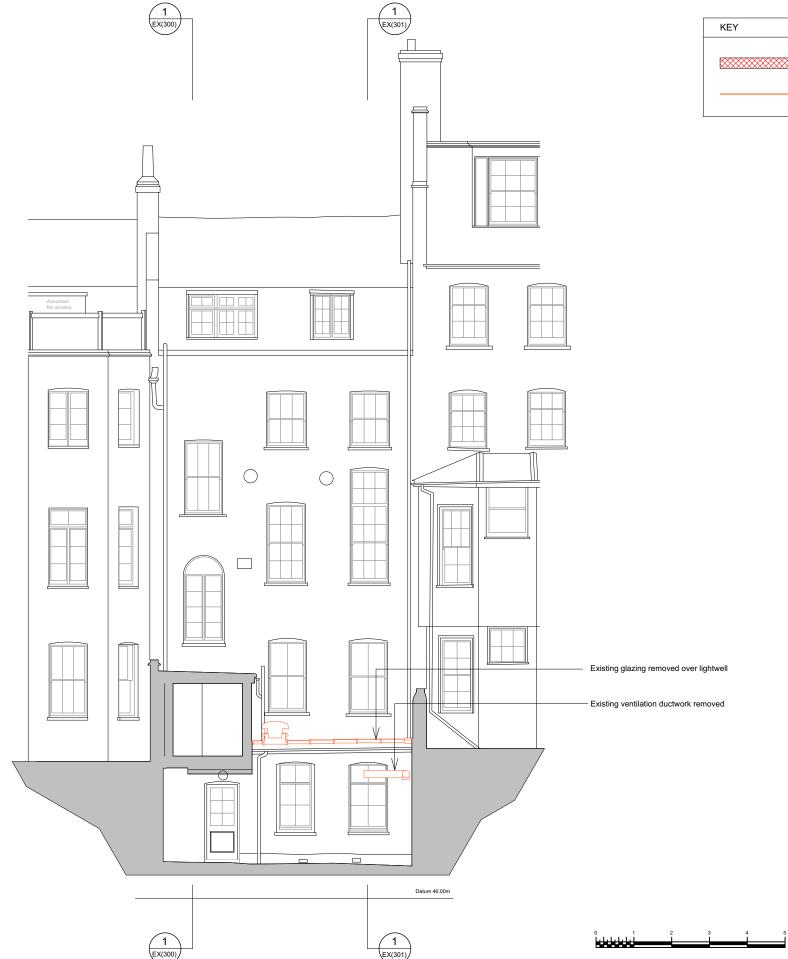
Boxing out/joinery

Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units





All dimensions to be checked on site prior to commencement of any works, and/or preparation of any	Revision	Date	Amendment	Dat
shop drawings.	PL1	30/09/2021	Issued for Planning and Listed Building Consent	Se
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All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.				PL
Any discrepancies between information shown on this drawing and any other contract information or				Hal
manufacturers/suppliers recommendations is to be brought to the attention of the Architect.				T: (

KEY	
	Demolished partitions / walls
	Demolished doors & windows

ate eptember 2021		Project 32 Percy St, Fitzrovia, W1	Job Ref. 387 PCY				
cale Drawn 100 @ A3	Check	Title Existing Rear Elevation		halebrown			
tatus LANNING	Client Ref -	Drwg. no. (EX)201	Rev. PL1	architects			
ale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP							
: 020 3735 7442	020 3735 7442 E: mail@halebrown.com W: www.halebrown.com						

KEY

Doors, windows and rooflights to be removed

Existing partition / walls to be removed. All structural alterations to be as per SE drawings

GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.

Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

Ceilings

Carefully remove plasterboard ceilings inc. supporting grid and hangers where noted. Covings to be repaired to match existing where damaged or missing due to modern partitions

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Floors

Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

Doors

Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

Sanitaryware

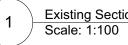
Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

Boxing out/joinery

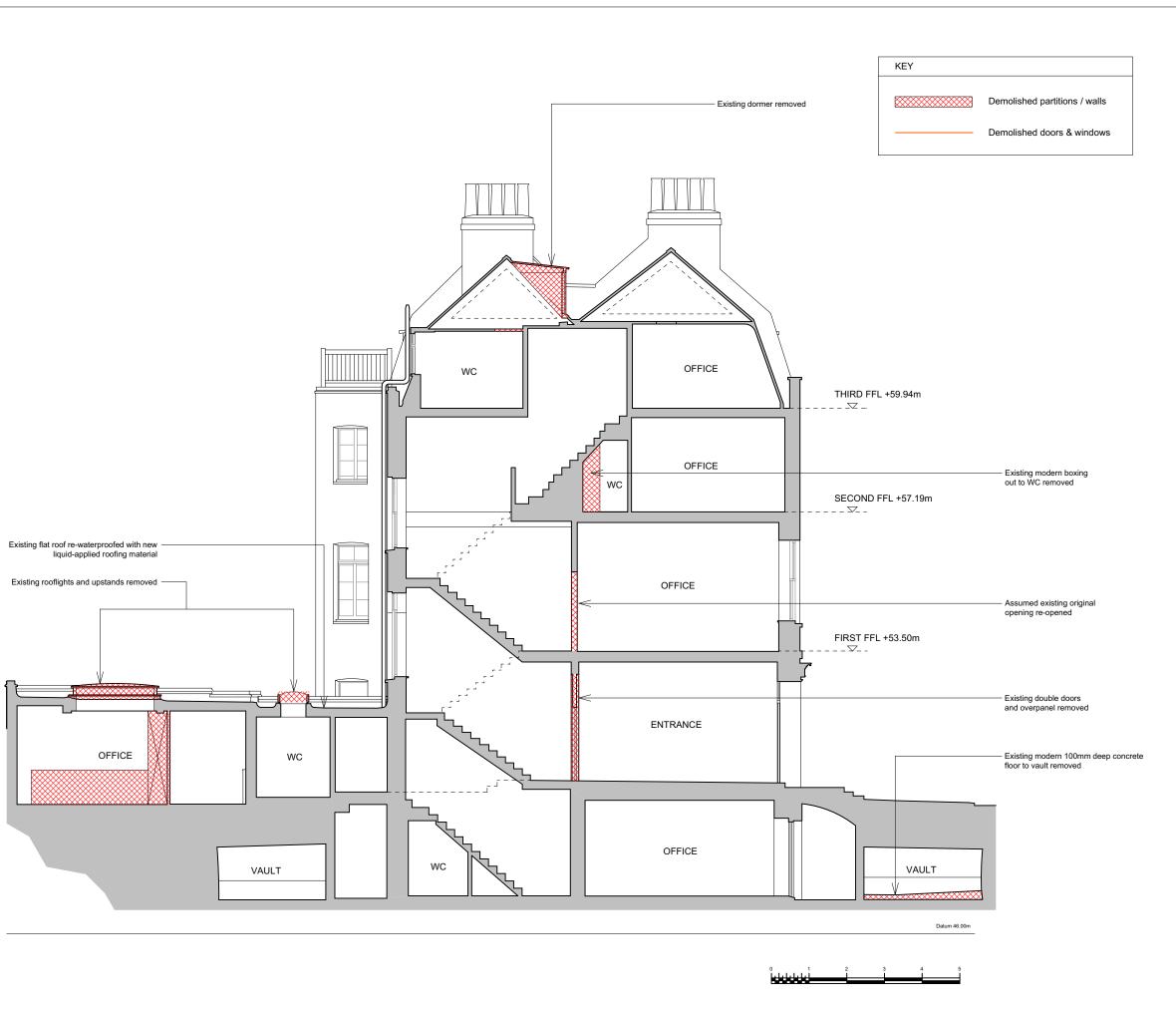
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Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units



Existing Section AA



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All dimensions to be checked on site prior to commencement of any works, and/or preparation of any	Revision Date Amendment	ate		Project	Job Ref.	
shop drawings.	PL1 30/09/2021 Issued for Planning and Listed Building Consent	eptember 2021		32 Percy St, Fitzrovia, W1	387 PCY	
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.		cale Dra	wn Check	k Title		halohrown
This drawing to be read in conjunction with all other Architect's drawings, specifications and other		100 @ A3		Existing Section AA		Halebiowii
Consultants' information.		tatus	Client Re	ef Drwg. no.	Rev.	
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.		LANNING	-	(EX)300	PL1	architects
Any discrepancies between information shown on this drawing and any other contract information or		ale Brown Archite	cts Ltd. Unit 1.04	4, Edinburgh House, 170 Kennington Lane, Lo	ndon, SE11 5DP	
manufacturers/suppliers recommendations is to be brought to the attention of the Architect.		: 020 3735 7442	E: mail@ha	alebrown.com W: www.halebrown.com		

KEY

Doors, windows and rooflights to be removed

Existing partition / walls to be removed. All structural alterations to be as per SE drawings

GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.

Walls to be made good, primed and prepared for proposed finishes. Allow for new wall lining to all walls that are to be re-painted.

Ceilings

Carefully remove plasterboard ceilings inc. supporting grid and hangers where noted. Covings to be repaired to match existing where damaged or missing due to modern partitions

Services

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Floors

Carefully remove all existing applied floor finishes, such as carpet, vinyl and tiles, including underlay, fixings and thresholds. Carefully removed modern timber floor finish to main entrance hall

Doors

Existing door leafs, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully eemove all existing rooflights to rear flat roof and patent glazing to rear lightwell

Sanitaryware

Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

Boxing out/joinery

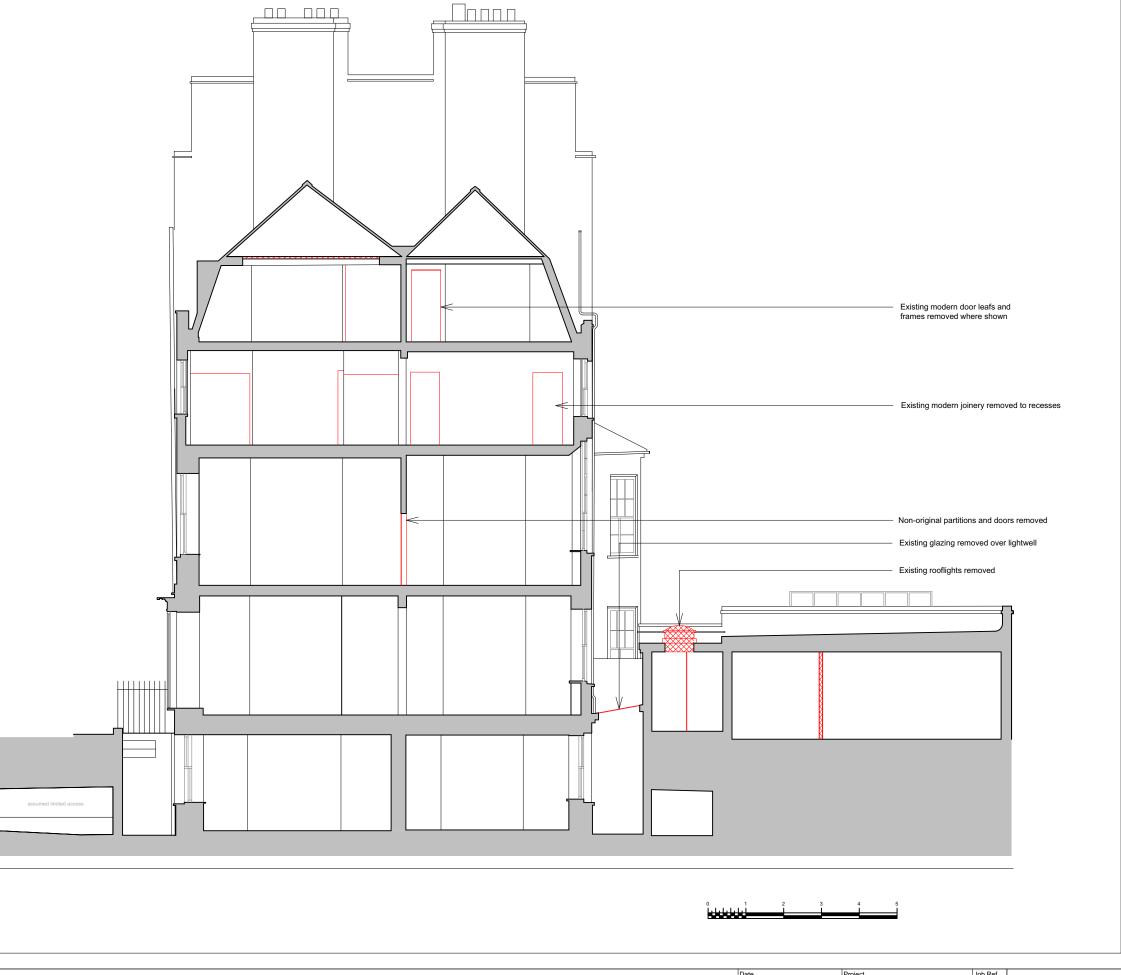
Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

Remove all modern built-in shelving, joinery and kitchen units



Existing Section BB Scale: 1:100



 Revision
 Date

 PL1
 30/09/2021
 Amendmen Issued for Planning and Listed Building Consent unction with all other Architect's drawings, specifications and othe on this drawing are to be installed strictly in accordance with the

Date			FIDJECL	JUD KEI.	
September	2021		32 Percy St, Fitzrovia, W1	387 PCY	
Scale 1:100 @ A3	Drawn	Check	Title Existing Section BB		halebrown
Status PLANNING	i	Client Ref -	Drwg. no. (EX)301	Rev. PL1	architects
Hale Brown / T: 020 3735		d. Unit 1.04, E E: <u>mail@hale</u>	dinburgh House, 170 Kennington Lane, London, brown.com W: www.halebrown.com	SE11 5DP	





Existing Section CC Scale: 1:100

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any	Revision Date Amendment	e		Project	Job Ref.	
shop drawings.	PL1 30/09/2021 Issued for Planning and Listed Building Consent	tember 2021		32 Percy St, Fitzrovia, W1	387 PCY	
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.	St	le Dra	awn Ch	heck Title		halehrown
This drawing to be read in conjunction with all other Architect's drawings, specifications and other		00 @ A\$		Existing Section CC		
Consultants' information.	S	us	Clien	nt Ref Drwg, no.	Rev.	
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.	PI	NNING	-	(EX)302	PL1	architects
Any discrepancies between information shown on this drawing and any other contract information or	н	Brown Archite	cts Ltd. Unit	1.04, Edinburgh House, 170 Kennington Lan	e, London, SE11 5DP	
manufacturers/suppliers recommendations is to be brought to the attention of the Architect.	T	20 3735 7442	E: mail	l@halebrown.com W: www.halebrown.	.com	

KEY	
	Demolished partitions / walls
	Demolished doors & windows

