

PLANNING

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 drawings. 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 leaves, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

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

Sanitaryware

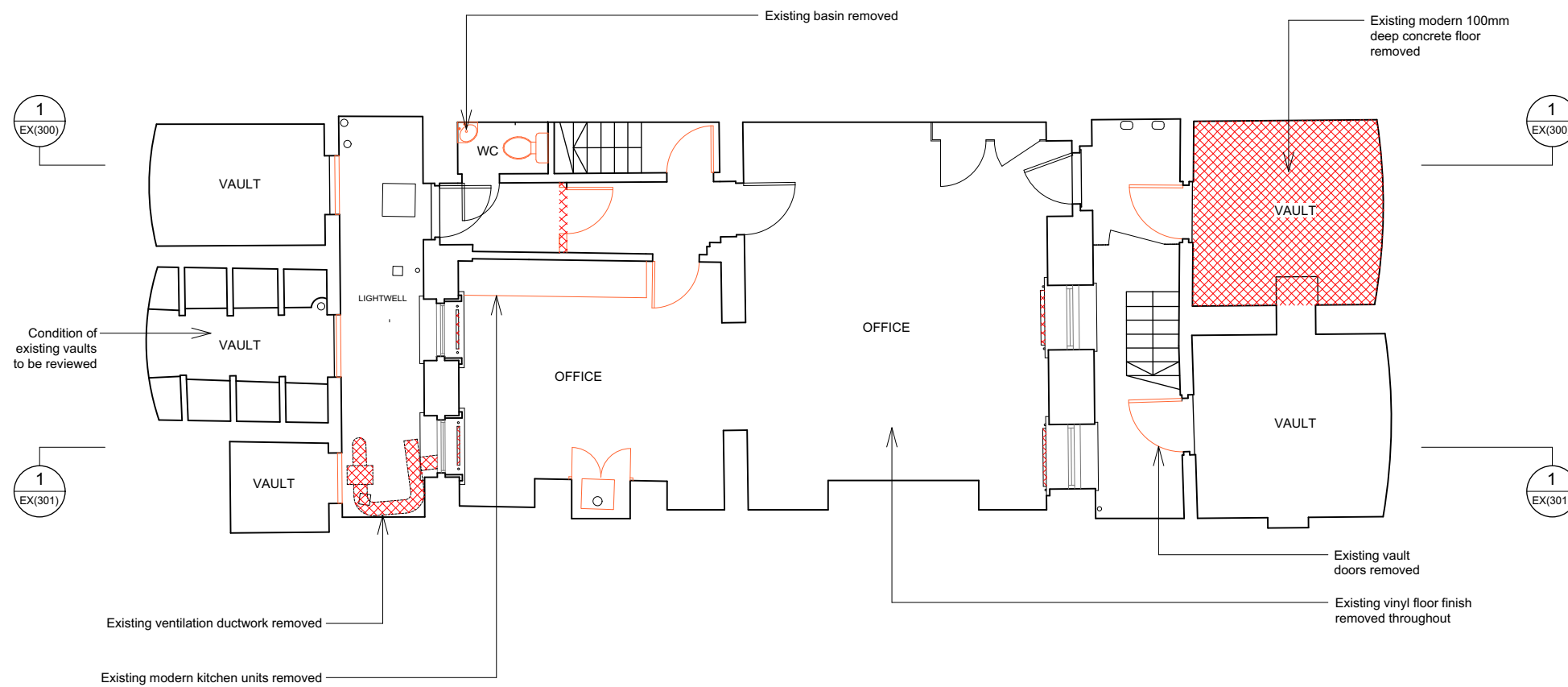
Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

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.

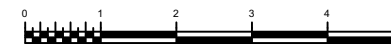
Remove timber radiator and FCU casings where installed

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



1

Existing Basement Plan - with Demolitions
Scale: 1:100



Indicative North



All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.
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All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
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Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	June 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Check	
Status	PLANNING	Client Ref		Drwg. no.	(EX)099
				Rev.	PL1
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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 drawings. 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 leaves, frames and associated fixings to be carefully removed for replacement as shown by hatch.

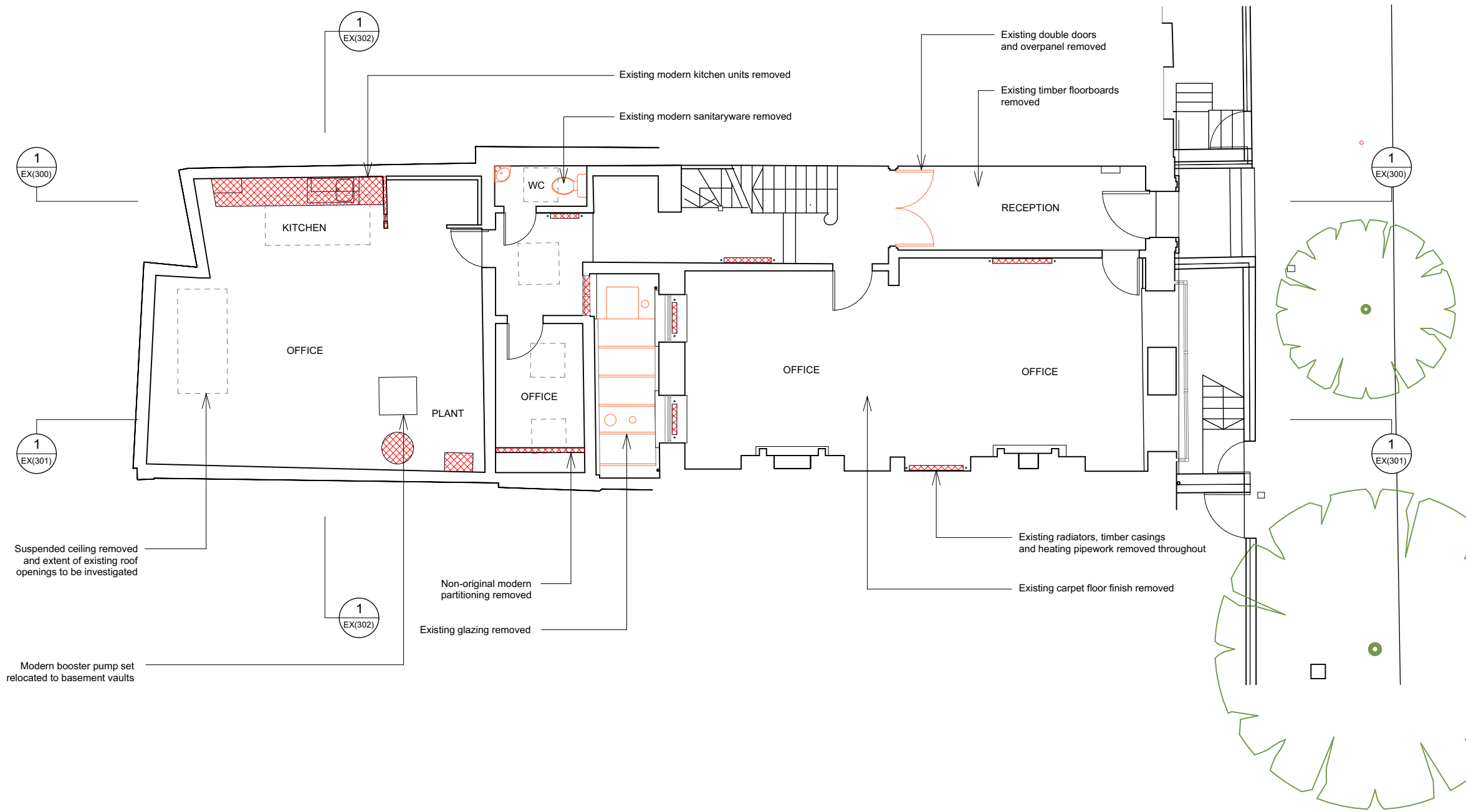
Rooflights
Carefully remove all existing rooflights to rear flat roof and patent glazing to rear lightwell

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

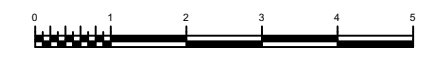
Boxing out/joinery
Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

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



1 Existing Ground Floor Plan - with Demolitions
Scale: 1:100

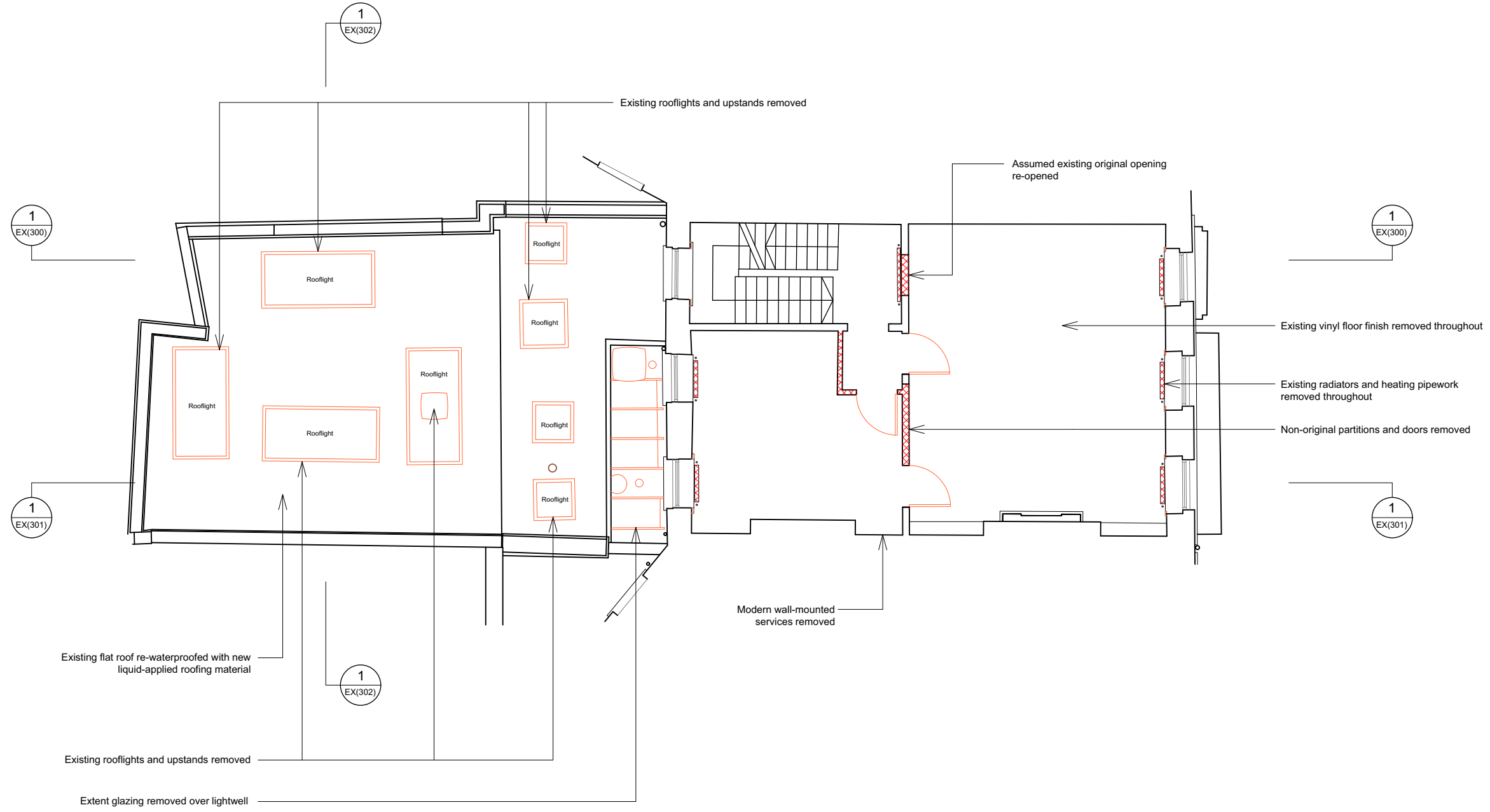


All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
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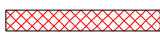
Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Check	
Status	PLANNING	Client Ref		Drwg. no.	(EX)100
				Rev.	PL1
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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 drawings. 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 leaves, frames and associated fixings to be carefully removed for replacement as shown by hatch.

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

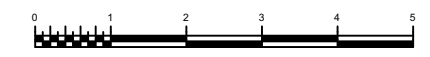
Sanitaryware
Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

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



1 Existing First Floor Plan - with Demolitions
Scale: 1:100



<p>All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.</p> <p>Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.</p> <p>This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.</p> <p>All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.</p> <p>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.</p>	<p>Revision</p> <p>PL1</p>	<p>Date</p> <p>30/09/2021</p>	<p>Amendment</p> <p>Issued for Planning and Listed Building Consent</p>	<p>Date</p> <p>September 2021</p>	<p>Project</p> <p>32 Percy St, Fitzrovia, W1</p>	<p>Job Ref.</p> <p>387 PCY</p>	
	<p>Scale</p> <p>1:100 @ A3</p>	<p>Drawn</p>	<p>Check</p>	<p>Title</p> <p>Existing First Floor Plan</p>	<p>Status</p> <p>PLANNING</p>	<p>Client Ref</p> <p>(EX)101</p>	<p>Rev.</p> <p>PL1</p>
	<p>Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP</p>			<p>T: 020 3735 7442</p>	<p>E: mail@halebrown.com</p>	<p>W: www.halebrown.com</p>	<p>halebrown architects</p>
	<p>PLANNING</p>						

PLANNING

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 drawings. 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 remove 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

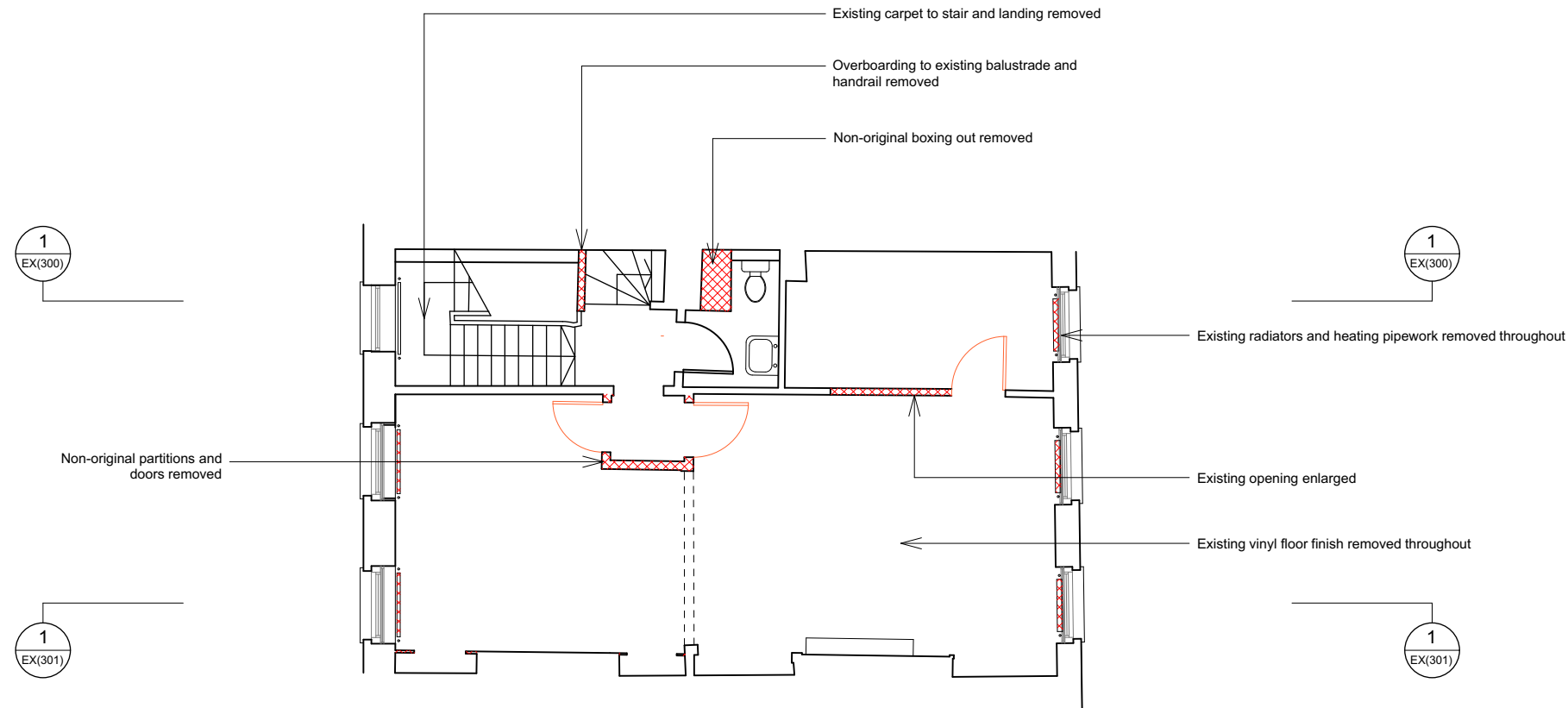
Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

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

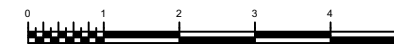
KEY

-  Demolished partitions / walls
-  Demolished doors & windows



1

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



All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
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Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Check	
Status	PLANNING	Client Ref		Drwg. no.	(EX)102
				Rev.	PL1
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PLANNING

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 drawings. 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 remove 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

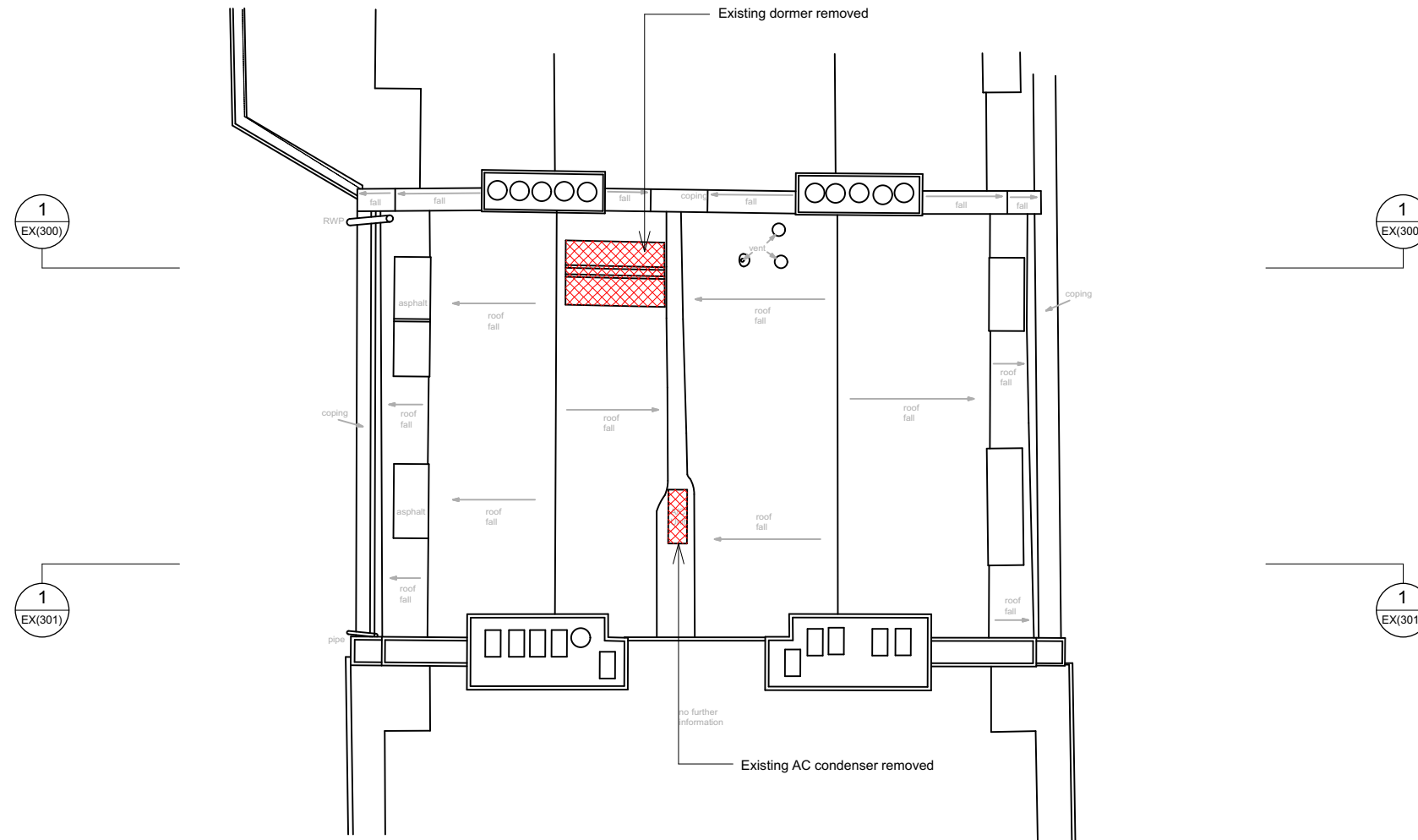
Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

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

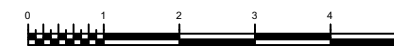
KEY

-  Demolished partitions / walls
-  Demolished doors & windows



1

Existing Roof Plan - with Demolitions
Scale: 1:100



Indicative North

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Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Check	
Status	PLANNING	Client Ref	(EX)104	Rev.	PL1
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PLANNING

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 drawings. 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 leaves, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully remove 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



1 Existing Front Elevation
Scale: 1:100

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PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Check	
Status	PLANNING	Client Ref		Drwg. no.	(EX)200
				Rev.	PL1
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PLANNING

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GENERAL NOTES

Walls

Carefully remove modern existing partitions, wall finishes and doors as indicated by the demolition hatch.
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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 leaves, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

Carefully remove 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

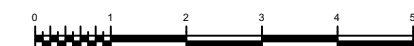
Remove all modern built-in shelving, joinery and kitchen units

KEY

-  Demolished partitions / walls
-  Demolished doors & windows





1 Existing Rear Elevation
Scale: 1:100



<small>All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings. 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.</small>	Revision	Date	Amendment	Date	Project	Job Ref.	
	PL1	30/09/2021	Issued for Planning and Listed Building Consent	September 2021	32 Percy St, Fitzrovia, W1	387 PCY	
				Scale	Drawn	Check	Title
				1:100 @ A3			Existing Rear Elevation
			Status	Client Ref	Drwg. no.	Rev.	
			PLANNING	-	(EX)201	PL1	
				Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP T: 020 3735 7442 E: mail@halebrown.com W: www.halebrown.com			

PLANNING

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Walls

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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 remove 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

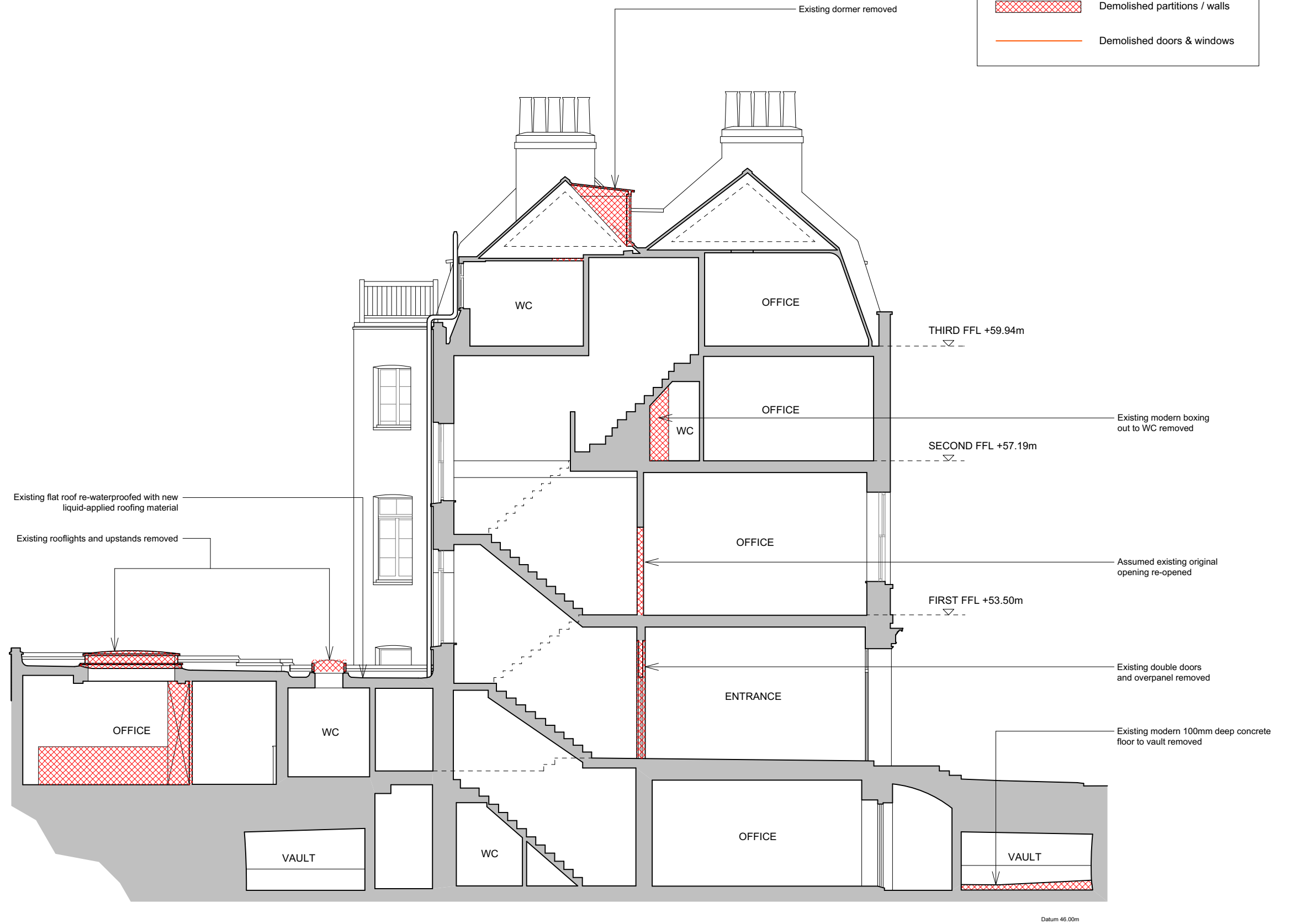
Allow for careful opening up of existing boxing out to determine full removal. If agreed, carefully remove all plasterboard, MDF and timber boxing out to walls, unless noted on drawings to be retained.

Remove timber radiator and FCU casings where installed

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

KEY

-  Demolished partitions / walls
-  Demolished doors & windows



1 Existing Section AA
Scale: 1:100

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PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Title	Existing Section AA
Status	PLANNING	Client Ref	(EX)300	Rev.	PL1
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Ceilings

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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 drawings. 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 leaves, frames and associated fixings to be carefully removed for replacement as shown by hatch.

Rooflights

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

Sanitaryware

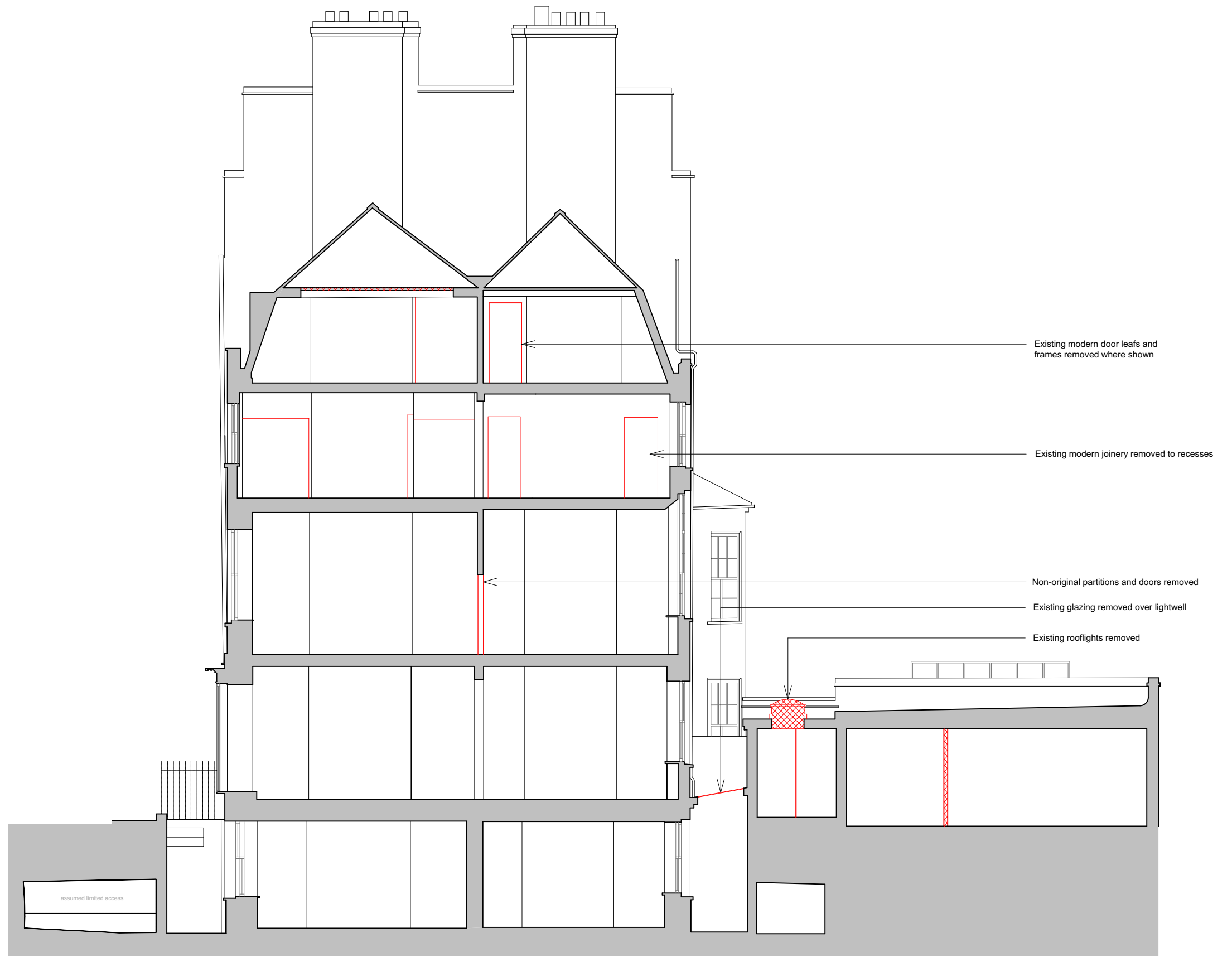
Remove all existing sanitaryware, fixtures and fittings to all WCs as shown in plans and cap off services.

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



1

Existing Section BB
Scale: 1:100





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Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Check	
Status	PLANNING	Client Ref		Drwg. no.	(EX)301
				Rev.	PL1
Hale Brown Architects Ltd. Unit 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP T: 020 3735 7442 E: mail@halebrown.com W: www.halebrown.com					

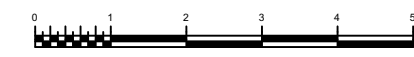
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architects



KEY	
	Demolished partitions / walls
	Demolished doors & windows

1 Existing Section CC
Scale: 1:100

Datum 46.00m



All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 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.

Revision	Date	Amendment
PL1	30/09/2021	Issued for Planning and Listed Building Consent

Date	September 2021	Project	32 Percy St, Fitzrovia, W1	Job Ref.	387 PCY
Scale	1:100 @ A3	Drawn		Title	Existing Section CC
Status	PLANNING	Client Ref	(EX)302	Rev.	PL1
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